

Case No.: 179-18

Decision Date: 8/17/2021

Hearing History:

Action 05/07/2019
Rescheduled 08/06/2019
Action 08/17/2021
Continued 10/29/2019
Decision Released 11/12/2019
Hearing 12/18/2018

**BOARD OF ADJUSTMENT ZONING APPEALS
CITY AND COUNTY OF DENVER
201 West Colfax Avenue, Department 201
Denver CO, 80202**

PREMISES AFFECTED: 451 Hudson Street

LEGAL DESCRIPTION: Lot 3 and the South 15 Feet of Lot 2 and the North 17 Feet of Lot 4, Block 32, Malone a Subdivision

APPELLANT(S) Gregory Geller, 451 Hudson Street, Denver, CO, 80220, **Filed By:** Brian J. Connolly, Esq., Otten Johnson Robinson Neff & Ragonetti, P.C., 950 17th Street, Suite 1600, Denver, CO, 80202

APPEARANCES:

APPELLANT: Request for Modification (Greg LeNeveu & Monique Wehrle)
Request for Modification (Greg Geller, August 12, 2021)

SUBJECT:

Appeal of an order to discontinue maintaining a shed encroaching 1 foot 5 inches into the 5-foot rear setback, built without permits; and a rooftop pergola piercing the north bulk plane by approximately 5 feet, built without permits, in an E-SU-DX zone. (AS AMENDED 10/7/19)

ACTION OF THE BOARD:

The request for modification is GRANTED. THE VARIANCE IS GRANTED to allow the shed and the rooftop pergola to remain in place. The Board approves an additional 60 days' time for the Appellant to obtain all required Denver permits for the structure (or by October 16, 2021). Questions about this decision may be addressed to Austin Keithler, at the office of the Board, 720 913-3050.

BOARD OF ADJUSTMENT FOR ZONING APPEALS
James Keavney, Chair

Austin Keithler

Austin E Keithler, Director

THIS ACTION BY THE BOARD OF ADJUSTMENT IS NOT A ZONING OR BUILDING PERMIT. YOU SHOULD CONTACT/RECONTACT THE ZONING AND BUILDING DEPARTMENTS BEFORE BEGINNING CONSTRUCTION, TO DETERMINE WHETHER ADDITIONAL LAWS OR REGULATIONS APPLY TO YOUR PROJECT AND TO OBTAIN THE NECESSARY PERMITS.

NOTE!! THIS VARIANCE WILL EXPIRE: UNLESS PERMITS ARE OBTAINED AND CONSTRUCTION IS STARTED WITHIN THREE (3) YEARS AND COMPLETED WITHIN FIVE (5) YEARS. (FOR EXTENSIONS, SEE SECTION 12.4.7.7.A.1