

Case No.: 179-18

Decision Date: 8/6/2019  
Hearing History:  
Action 05/07/2019  
Rescheduled 08/06/2019  
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:** Greg Geller and Larissa Hill, 451 Hudson Street, Denver, CO, 80220  
Howard Sankel, 500 Grape Street, Denver, CO, 80220  
Doug Poore, 444 Grape Street, Denver, CO, 80220  
Petition of Support (13 Signatures)  
Letter of Support (The Cranmer Park / Hilltop Civic Association, April 26, 2019)  
Letter of Support (Councilwoman Mary Beth Susman, District 5)

**OPPOSITION:** Letter of Opposition (Cranmer Park / Hilltop Civic Association)  
One (1) Letter of Opposition  
Petition of Opposition (8 Signatures)

**FOR THE CITY:** Adam Hernandez, Assistant City Attorney  
Ron Jones, Zoning Representative

**SUBJECT:**

Appeal of an order to discontinue maintaining a shed encroaching 3 feet 2 inches into the 5 foot rear setback, built without permits; and a rooftop pergola piercing the north bulk plane by approximately 10 feet, built without permits, in an E-SU-DX zone

**ACTION OF THE BOARD:**

CASE CONTINUED to a date certain at the request of the City to allow City staff to determine any and all further violations on the property and to verify the accuracy of the cited violations. THE APPELLANT IS DIRECTED TO TAKE DOWN AND SAVE THE NOTIFICATION SIGN to repost on the new posting date, when the new hearing and posting dates are determined. The Board's staff will contact the Appellant to set up a new hearing date once the action with the new violations is received. NOTE: Questions regarding this decision may be addressed to the Board of Adjustment at 720-913-3050.

BOARD OF ADJUSTMENT FOR ZONING APPEALS  
James Keavney, Chair

  
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.**