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

PREMISES AFFECTED: 4216 Alcott Street
LEGAL DESCRIPTION: West 125 Feet of Lot 17, Block 12, Perrin's Subdivision Re-subdivision
APPELLANT(S) Thomas and Diana Dargen and Todd Cushman, 4216 Alcott Street, Denver, CO, 80211, Filed By: Daniel Berkowitz, 3665 Lee Street, Wheat Ridge, CO, 80033

APPEARANCES:
APPELLANT: Connor Cushman, 4216 Alcott Street, Denver, CO, 80211
Daniel Berkowitz, 7194 Fenton Street, Arvada, CO, 80003
Land Title documentation (Land Title Guarantee Company, February 21, 2018)
Power of Attorney filed
Letter of Support (Conrado Murillo, 4220 Alcott Street)

INFORMATION: Letter of Medical Necessity (Eric Grigsby, MD., NAPA Pain Institute, January 20, 2020)

FOR THE CITY: Josh Roberts, Assistant City Attorney
Ron Jones, Zoning Representative

SUBJECT: Appeal of a denial of a permit to erect a 2 story Accessory Dwelling Unit (1.5 story ADU permitted), located on a 4,690 square foot zone lot (5,500 square foot minimum lot size for ADUs), in a U-SU-C1 zone

ACTION OF THE BOARD:
The request for a Variance is DENIED for failure of the Appellants to meet all the conditions required for a Variance under Section 12.4.7.5 and 12.4.7.6 of the Zoning Code. The Appellants have 30 days in which to request a Reconsideration if they believe there is new evidence of hardship which was not or could not have been presented at the hearing, or 28 days to appeal this decision to Denver District Court.

BOARD OF ADJUSTMENT FOR ZONING APPEALS
Penny Elder, 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.