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

PREMISES AFFECTED: 4524 1/2 North Perry Street
LEGAL DESCRIPTION: Lot 18 Excluding the Rear 8 Feet to City Block 13, First Addition to Berkeley 02191
APPELLANT(S): Ann Morgan and John Arnold, PO Box 11034, Denver, CO, 80211, Filed By: Zeke Freeman, Root Architecture and Development, LLC., 2658 Walnut Street, Denver, CO, 80205

APPEARANCES:
APPELLANT: Ann Morgan and John Arnold, PO Box 11034, Denver, CO, 80211
Zeke Freeman, Root Architecture and Development, LLC., 2658 Walnut Street, Denver, CO, 80205
Letter of Support (Talia and Jake Swartz, December 18, 2019)

OPPOSITION: Letter of Opposition (Berkeley Regis United Neighbors, January 13, 2020)

INFORMATION: Laura Rossbert, 2605 Glencoe Street, Denver, CO, 80207
FOR THE CITY: Nathan Lucero, Assistant City Attorney
Ron Jones, Zoning Representative

SUBJECT: Appeal of a denial of a permit to erect a two story Accessory Dwelling Unit (ADU), exceeding the permitted number of stories (1.5 story ADU permitted), located on a 3,125 square foot zone lot (5,500 square foot minimum zone lot required for ADUs), with a staircase encroaching 4 feet into the 5 foot south side interior setback, 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 Keithle, 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.