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

PREMISES AFFECTED: 1228 North Newton Street  
LEGAL DESCRIPTION: Lengthy Legal  
APPELLANT(S) JCC Lending, Inc., by Jeremy Cortright, 1350 Lawrence Street, Suite 100, Denver, CO, 80204

APPEARANCES:  
APPELLANT: Jeremy Cortright, 3340 Quivas Street, Denver, CO, 80211  
Dean Ricci, 13675 West 35th Avenue, Golden, CO, 80401  
Tyler Brown, 1228 North Newton Street, Denver, CO, 80204  
Letter of Support (Jonathan Pitocco, August 9, 2020)

FOR THE CITY: Nathan Lucero, Assistant City Attorney  
Ron Jones, Zoning Representative

SUBJECT: Appeal of a denial of a permit to amend/divide one zone lot into two zone lots resulting in a zone lot with 20 feet 6 inches in lot width (25 foot minimum lot width required), in a G-MU-3 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 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.