

Case No.: 28-2022

Decision Date: 5/10/2022

Hearing History:

Hearing 05/10/2022

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

PREMISES AFFECTED: 4600 East 9th Avenue, 865, 853, and 843 North Dexter Street

LEGAL DESCRIPTION: Lengthy Legal

APPELLANT(S) Columbia-Healthone, LLC - Kevin Kucera, 1100 Dr. Martin Luther King Boulevard,
#500, Nashville, TN 37203

Filed By: Jeff Beardsley, 1426 Pearl Street, Suite 300, Boulder, CO 80302

APPEARANCES:

APPELLANT: Jeff Beardsley, 1426 Pearl Street, Suite 300, Boulder, CO 80302
Kevin Kucera, 4900 South Monaco Street, Suite 380, Denver, CO 80237
Andrew Shearer, 1623 Blake Street, Denver, CO 80202
Logan Fry, 1437 Bannock Street, Denver, CO 80202
Power of Attorney Filed
Letter of Support (Councilwoman Amanda Sawyer)
One (1) Letter of Support

FOR THE CITY: Ron Jones, Zoning Representative
Nathan Lucero, Senior Assistant City Attorney
Tiffany Holcomb, Community Planning and Development

SUBJECT:

Appeal of a denial of a permit to amend the boundaries of designated zone lots into a single zone lot which will not be a single contiguous parcel of land area (bisected by a dedicated alley), in a CMP-H2 and H-2 WVRs zone

ACTION OF THE BOARD:

The denial is found to be proper. However, THE VARIANCE IS GRANTED according to the plans submitted to the Board (Exhibit 6), and the testimony at the hearing. NOTE: The Board-approved plans may be picked up at the Board of Adjustment's office, 201 West Colfax, Dept. 201, Denver, CO 80202, 720-913-3050. These approved plans MUST be submitted to the Development Services Log-In counter when applying for final construction permits for this project.

BOARD OF ADJUSTMENT FOR ZONING APPEALS

Nancy Burkhart, 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.