PENMIS AFFECTED: 2903 Larimer Street (Aka 2901 Larimer Street)
LEGAL DESCRIPTION: Lengthy Legal
APPELLANT(S) 2903 Larimer, LLC., 1330 West Fulton Street #800, Chicago, IL, 60607, Filed By: Katie Kahler and Lisa Sunderland, SCM Solutions, LLC., 1281 East Magnolia Street, Suite D #186, Fort Collins, CO, 80524

APPEARANCES:
APPELLANT: Matt Menna, 1330 West Fulton, Chicago, IL, 60607
Roland Solinski and J. Douglas Zimmerman, 813 West Randolph Street, Chicago, IL, 60607
Lisa Sunderland and Katie Kahler, SCM Solutions LLC., 1281 East Magnolia Street, Suite D #186, Fort Collins, CO, 80524
Operating Agreement filed

FOR THE CITY: Martin Plate, Assistant City Attorney
Ron Jones, Zoning Representative
Leah Dawson, Community Planning and Development

SUBJECT:
Appeal of a denial of a permit to expand an existing 1 story commercial building with approximately 8,077 square feet of Eating and Drinking space & approximately 3,000 square feet of outdoor dining area deficient 26 of the 28 required vehicle parking spaces, with no landscaping adjacent to the surface parking abutting the 29th Street ROW, and for a 21 foot 4 inch high fireplace wall exceeding the maximum height allowance of enclosures within an outdoor eating and serving area (42” maximum height permitted), in an I-MX-3 UO-2, DO-7 zone

ACTION OF THE BOARD:
CASE CONTINUED to a date certain to allow the Appellants to explore alternate plans that reduce or eliminate the cited violations and to provide additional information to address concerns raised at the hearing. One copy of new detailed plans should be resubmitted to the City and an additional copy should be resubmitted to the Board of Adjustment’s office, at least 30 days before the new hearing date. The Appellants should contact the Board’s staff, at 720-913-3050, to set up a new hearing date within 30 days, or before February 27, 2020. NOTE: Questions regarding this decision may be addressed to Austin Keithler at the Board of Adjustment, 720-913-3050.

BOAROD 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.