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

PREMISES 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: Jonathan Spencer, 2009 West Littleton Boulevard #300, Littleton, CO, 80120
Matt Menna, 1330 West Fulton, Chicago, IL, 60607
Lisa Sunderland, SCM Solutions, LLC., 1281 East Magnolia Street, Suite D #186, Fort Collins, CO, 80524
Five (5) Letters of Support
Operating Agreement (2903 Larimer LLC., November 28, 2018)
Parking Lease Agreement (by Walnut Park Corporation and 2903 Larimer LLC., March 2, 2020)

OPPOSITION: Tai Beldock, 2855 Walnut Street, Denver, CO, 80205
Two (2) Letters of Opposition

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

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:
DECISION TO GRANT A VARIANCE IN PART AND AS AMENDED WITHHELD pending the receipt of a non-terminable 2 year parking lease agreement, as discussed at the hearing. This document should be submitted to the office of the Board for review on the Supplemental Agenda prior to release of the decision. Questions about this decision may be addressed to Austin Keithler, at the office of the Board, 720-913-3050.

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.