

Case No.: 16-2022

Decision Date: 5/24/2022

Hearing History:

Hearing 05/24/2022

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

PREMISES AFFECTED: 890 South Pearl Street

LEGAL DESCRIPTION: Lots 21 & 22, Block 11, Lincoln Subdivision

APPELLANT(S) Pearl & Kentucky LLC, Jim Armstrong, 890 South Pearl Street, Denver, CO 80209

Filed By: Robert Higdon, 5155 Central Park Blvd., Denver, CO 80238

FOR THE CITY: Request to Reschedule (Ron Jones, City Planning and Development, May 23, 2022)

SUBJECT:

Request for Zoning Permit with Special Exception Review to operate two Outdoor Eating and Serving Areas accessory to an Eating and Drinking Establishment within 50 feet of the boundaries of a protected district, in a U-MS-2 zone; and an appeal of a denial of a permit to erect two accessory Outdoor Eating and Serving Areas which remove off-street parking resulting in a deficiency of 6 of the required 6 off-street parking spaces, with permanent structures that will form covers over the Accessory Outdoor Eating and Serving Areas where the coverings are not at least 50% permanently open to the sky and the openings are not evenly dispersed across the surface of the coverings (the entire area of the surface of the covering shall be at least 50% permanently open to the sky and openings shall be evenly dispersed across the surface of the covering), in a U-MS-2 zone

ACTION OF THE BOARD:

CASE RESCHEDULED to a date certain at the request of CPD staff to allow the Appellants to submit the updated plans for CPD to review to determine the full subject matter for the Board. THE APPELLANTS ARE DIRECTED TO TAKE DOWN AND SAVE THE NOTIFICATION SIGN to repost on the new posting date, when the new hearing and posting dates are determined. The Board's staff will contact the Appellants to set up a new hearing date once CPD has determined any and all relief needed from the Board. NOTE: Questions regarding this decision may be addressed to Austin Keithler, at the Board of Adjustment at 720-913-3056.

BOARD OF ADJUSTMENT FOR ZONING APPEALS

James Keavney, 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.