

Case No.: 29-2022

Decision Date: 5/17/2022

Hearing History:

Hearing 05/10/2022
Decision Released 05/17/2022

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

PREMISES AFFECTED: 3824 North Dahlia Street

LEGAL DESCRIPTION: Lengthy Legal

APPELLANT(S) Wonderbound - Dawn Fay, 3824 North Dahlia Street, Denver, CO 80234

Filed By: Todd Afflerbaugh, 1160 Santa Fe Drive, Denver, CO 80234

APPEARANCES:

APPELLANT: Power of Attorney Filed

SUBJECT:

Appeal of a denial of a permit to convert an existing industrial warehouse use into an Arts Recreation and Services, Indoors, use with an addition which results in a deficiency of 17 of the 29 required off-street vehicle parking spaces, in an I-MX-3 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 May 10, 2022, hearing. The Board acknowledges that it has received the required Corporate Power of Attorney from Wonderbound to Dawn Fay, who appeared 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

James Keavney, Chair

Phillip Williams

Phillip Williams, Deputy 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.