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

PREMISES AFFECTED: 2535 West Barberry Place
LEGAL DESCRIPTION: Lengthy Legal

APPLICANT(S) Watson Properties LLC-Victor McCormack, 301 Yard Drive, Verona, WI 53593
Filed By: Manuel Quiroz, 8501 East Alameda Avenue, Denver, CO 80230

APPEARANCES: Applicant: Manuel Quiroz, 4135 Yarrum Court, Wheat Ridge, CO 80033
Jeanne Granville, 1230 Decatur Street, Denver, CO 80204
Power of Attorney Filed

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

SUBJECT: Request for a Variance to operate a new Arts, Recreation & Entertainment Services indoor use with 11 off-street vehicle parking spaces, deficient 10 of the required 21 off-street vehicle parking spaces, with a drive aisle as narrow as 4 feet 6 inches (23-foot minimum width required for two-way drive aisle with 90 degree parking), with a 4 foot 7 inch space provided at the end of an of-street parking row (minimum of 5 foot space required), and without all required vehicle parking spaces located on the same zone lot as the primary use (vehicle maneuvers and traffic flow for off-street parking row on east facing wall of the structure shall take place partially on adjacent zone lot at 2525 West Barbery Place), in an I-A UO-2 zone (AS AMENDED 5/1/24)

ACTION OF THE BOARD:
CASE CONTINUED to a date certain to allow the Applicant to explore alternative plans that reduce the cited violations and address concerns raised by CPD staff at the hearing. THE APPLICANT IS DIRECTED TO TAKE DOWN AND SAVE THE NOTIFICATION SIGN to re-post on the new posting date, when the new hearing and posting dates are determined. The Applicant should call the Board’s staff at 720-913-3050, to set up a new hearing date when they are ready to proceed. 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
Ignacio Correa-Ortiz, Chair

Austin Keithler
Austin E Keithler, Director

THIS ACTION BY THE BOARD OF ADJUSTMENT IS NOT A ZONING OR BUILDINGPERMIT. 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.