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, 8501 East Alameda Avenue, Denver, CO 80230
Jeanne Graville, 1230 Decatur Street, Denver, CO 80204
Victor McCormack, 2630 South Lowell Boulevard, Denver, CO 80219
Scott Woodward
Power of Attorney Filed

FOR THE CITY: Alek Miller, Zoning Representative
Adam Hernandez, Senior Assistant City Attorney

SUBJECT:
Request for a Variance to operate a new Arts, Recreation & Entertainment Services indoor use with 9 off-street vehicle parking spaces, deficient 18 of the required 27 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 8.5 inch space provided at the end of an off-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 6/7/24)

ACTION OF THE BOARD:
THE VARIANCE IS GRANTED under the Unusual Physical Conditions or Circumstances variance criteria, according to the plans submitted to the Board (Exhibit 6C), and the testimony at the hearing. NOTE: A digital copy of the Board-approved plans may be obtained by contacting the Board’s staff. 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
Jeremy Haywood, 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.

NOTE!! VARIANCES AUTHORIZING CONSTRUCTION WILL EXPIRE UNLESS START OF CONSTRUCTION HAS OCCURRED WITHIN 3 YEARS AND IS COMPLETED WITHIN 5 YEARS FROM THE DATE THE VARIANCE WAS GRANTED. (FOR EXTENSIONS, SEE SECTION 12.4.4.7.A.2.)