Case No.: 20-2024
Decision Date: 5/21/2024
Hearing History:
Hearing 05/07/2024
Decision Released 05/21/2024

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

PREMISES AFFECTED: 713 West 4th Avenue (Part of 717 West 4th Avenue)
LEGAL DESCRIPTION: Lots 4 & 5, Block 5, M Sumners Addition

APPLICANT(S) Isamon LLC - Berlinda Olivas, 717 West 4th Avenue, Denver, CO 80223

APPEARANCES:
APPLICANT: Operating Agreement Filed

SUBJECT:
Request for a Zoning Permit with Special Exception Review (ZPSE) to extend the hours of operating on an existing Eating and Drinking establishment in an Existing Business Structure in a Residential Zone District to 6:00 am to 9:00 pm (hours of operation currently allowed from 6:00 am through 6:00 pm from BOA Previous Case # 60-20), and to add an Outdoor Gathering Area Accessory to an Eating and Drinking Establishment (No outdoor seating or patio area permitted in BOA Previous Case # 60-20), in a U-RH-2.5 zone

ACTION OF THE BOARD:
The request for A ZONING PERMIT WITH SPECIAL EXCEPTION REVIEW (ZPSE) IS GRANTED under Section 12.4.9 DZC, to allow the Applicants to extend the hours of operation on an existing Eating and Drinking establishment in an Existing Business Structure in a Residential Zone District to 6:00 am to 9:00 pm and to add an Outdoor Gathering Area Accessory to an Eating and Drinking establishment, according to the plans submitted to the Board (Exhibit 6), and the testimony at the May 7, 2024 hearing. The Board acknowledge that they have received an Operating Agreement from Isamon LLC which demonstrates that Berlinda Olivas is authorized to represent the LLC. 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.