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: Berlinda Olivas, 713 West 4th Avenue, Denver, CO 80223
Javier Martinez, 547 South Perry Street, Denver, CO 80219

FOR THE CITY: Ron Jones, Zoning Representative
Adam Hernandez, Senior Assistant Senior Attorney
Staff Report (Alex O’Connell, Community Planning and Development, May 7, 2024)

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: DECISION TO GRANT A ZONING PERMIT WITH SPECIAL EXCEPTION REVIEW (ZPSE) WITHHELD pending the receipt of a Corporate Power of Attorney form from Isamon LLC to Berlinda Olivas, who appeared at the hearing, or associated documents to show that Berlinda Olivas is authorized to represent Isamon LLC. This documentation should be submitted to the office of the Board of Adjustment at 201 West Colfax Avenue, Dept. 201, Denver, CO 80202, no later than June 6, 2024. NOTE: Failure to return this documentation within the required time period may result in dismissal of the case and loss of the relief granted by the Board.

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 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.