Case No.: 94-2023

Hearing History:
Hearing 12/12/2023

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

PREMISES AFFECTED: 2557 West 46th Avenue
LEGAL DESCRIPTION: Lots 23 and 24 Except the East 40.5 Feet, Block 1, Homers Addition.
APPLICANT(S): Magnolia Hill Holdings C1 LLC, 2557 West 46th Avenue, Denver, CO 80211, Filed By: Allison Declercq-Steiner, Kevin Nguyen, 490 East Bellewood Drive, Englewood, CO 80113

APPEARANCES:
APPLICANT: Kevin Nguyen, 490 East Bellewood Drive, Englewood, CO 80113
John Badavas, 3329 Vallejo Street, Denver, CO 80211
Allison Declercq, 4895 Alcott, Street, Denver, CO 80221
Articles of Organization Filed

FOR THE CITY: Ron Jones, Zoning Representative
Chad Scott, Zoning Representative
Nate Lucero, Senior Assistant City Attorney
Community Planning and Development Staff Report (Chad Scott, November 29, 2023)

SUBJECT:
Request for a Zoning Permit with Special Exception Review (ZPSE) to operate/maintain an Eating and Drinking establishment in an Existing Business Structure in a Residential Zone district, in a U-SU-C CO-7 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 Applicant to operate an Eating and Drinking establishment in an Existing Business Structure in a residential zone district, according to the plans submitted to the Board (Exhibit 6), and the testimony at the hearing. NOTE: The Board-approved plans may be picked up at the Board of Adjustment’s office, 201 West Colfax Avenue, 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
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.