

Case No.: 29-2022

Decision Date: 5/10/2022

Hearing History:

Hearing 05/10/2022

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

PREMISES AFFECTED: 3824 North Dahlia Street

LEGAL DESCRIPTION: Lengthy Legal

APPELLANT(S) Wonderbound - Dawn Fay, 3824 North Dahlia Street, Denver, CO 80234

Filed By: Todd Afflerbaugh, 1160 Santa Fe Drive, Denver, CO 80234

APPEARANCES:

APPELLANT: Todd Afflerbaugh, 2448 West 111th Place, Denver, CO 80234
Dawn Fay & Garrett Hammond, 2140 Stacy Drive, Denver, CO 80221
Chris Wineman, 1834 Bellaire Street, Denver, CO 80224
Four (4) Letters of Support

FOR THE CITY: Ron Jones, Zoning Representative
Nathan Lucero, Senior Assistant City Attorney
Tiffany Holcomb, Community Planning and Development

SUBJECT:

Appeal of a denial of a permit to convert an existing industrial warehouse use into an Arts Recreation and Services, Indoors, use with an addition which results in a deficiency of 17 of the 29 required off-street vehicle parking spaces, in an I-MX-3 zone

ACTION OF THE BOARD:

DECISION TO GRANT A VARIANCE WITHHELD pending the receipt of a Power of Attorney form from Wonderbound to Dawn Fay, who appeared at the hearing. This documentation should be submitted to the office of the Board at 201 West Colfax Avenue, Dept. 201, Denver, CO 80202, no later than June 9, 2022.

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

Nancy Burkhart, 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.