

Case No.: 52-2023

Decision Date: 6/6/2023

Hearing History:

Action 06/06/2023

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

PREMISES AFFECTED: 820 16th Street
LEGAL DESCRIPTION: Lots 1 to 4, Block 130, East Denver

APPELLANT(S) Massandra Harbor George Owner LLC - Joon Choi, 200 Pine Avenue, Suite 502, Long Beach, CA 90802,
Filed By: Venture Architecture - Martin Goldstein & Mary Bonin, 535 East Mexico Avenue Denver, CO 80210

APPEARANCES:

FOR THE CITY: Request to Dismiss (Bridget Rassbach, June 1, 2023)

SUBJECT:

Appeal of a denial of a permit to convert an existing Office Use to a Residential Multi-unit Dwelling Use without the required on-site loading space, in a D-TD UO-1 zone

ACTION OF THE BOARD:

CASE DISMISSED at the request of Community Planning and Development staff, upon a finding that the project could be properly permitted under the Denver Zoning Code and did not need to be sent to the Board. A 100% refund of the \$200 filing fee is authorized by the Board's Revised Rules of Procedure under Article VII.3.b. NOTE: The refund check will arrive under separate cover from the Denver Controller's Office. Please contact the Board's staff at 720-913-3050 if the check has not arrived within 45 days.

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.