

CITY AND COUNTY OF DENVER - BOARD OF ADJUSTMENT FOR ZONING APPEALS
201 WEST COLFAX AVENUE, DEPARTMENT 201
DENVER, COLORADO 80202 - PHONE 720-913-3050
ZONING APPEAL APPLICATION

NOTIFICATION OF APPEAL:

Case No. 3-10 Date Filed: 1-8-2010

Date Of Denial: January 8, 2010

Premises: 1489 Steele Street, Unit C (Part of
1489 Steele Street)

Legal Description:

Chamberlin Heights Commercial Condos, Unit-C

NOTIFICATION OF PUBLIC HEARING:

Hearing Date: February 16, 2010

Hearing Time: 10:10 O'Clock AM

201 West Colfax Avenue, Room 2.H.14

Webb Municipal Office Bldg, Denver, CO

Pick Up Sign Week of: February 1, 2010
Post Sign, Saturday: February 6, 2010

Filing Fee: (Section 59-57 R.M.C.)

Amount: **\$150.00** Category: **(3)e**

Receipt No: CC Date: 1-8-2009

Applicant(s)(Landowners):

Lovely Foods LLC

Address: 1489 Steele Street, Unit C
Denver, CO

ZIP: 80206 Tele: 720-524-7770
(Home) (Work)

Filed By: **Xaviere Porche Lovely**

Address: 126 West Irvington Place
Denver, CO

ZIP: 80223 Tele: 720-297-3360
(Home) (Work)

Amount Total: **\$150.00**

Registered Neighborhood Organization

No(s): 17 32 35 87 408

City Councilperson: **Robb**

SUBJECT:

Appeal of a denial of a permit to erect a projecting sign (not a permitted sign type without Board of Adjustment approval) in an R-4-X zone.

Ordinance Section(s): 59-549(c)

Possible Remedies: **Variance**

APPLICANT STATEMENT:

I have been in business for almost 2 years. I have survived in this location longer than any other business and during this time I have learned why previous businesses have had problems. The big issue is visibility. I still have people coming in who drive or walk by, or live in the neighborhood, who have not seen my business. They plain just don't see my current signs. My business needs more visibility and more eye-catching signs.

Signed: **Lovely Foods LLC**
Owner(s)

By: **Xaviere Porche Lovely**
Owner

BOARD OF ADJUSTMENT FOR ZONING APPEALS, IN AND FOR THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

REGISTERED NEIGHBORHOOD ORGANIZATION NOTIFICATION

ORGANIZATION(S) NOTIFIED:

87 Inter-Neighborhood Cooperation (INC) Karen Cuthbertson
P. O. Box 181009, Denver, CO 80218
(H) 303-936-9206

17 Capitol Hill United Neighborhoods, Inc. Cody Galloway
1290 Williams Street, Suite 101, Denver, CO 80218
(W) 303-830-1651 (F) 303-830-1782

32 Colfax on the Hill, Inc. Andy Baldyga
PO Box 300006, Denver, CO 80203
(H) 303-949-9585

35 Congress Park Neighbors Inc. Mr. Brent Hladky
P. O. Box 18571, Denver, CO 80218
(H) 303-393-9072 (W) 303-860-2075

408 Neighborhood Adv. Comm. to the Botanic Gardens Timothy Hepp
1154 Gaylord Street, Denver, CO 80206
(H) 303-320-8329

NOTICE TO ORGANIZATION:

The Neighborhood Organization registration ordinance at Section 12-96(b) D. R. M. C. requires that you be notified the attached application **Case No. 3-10** , has been filed with this agency on the issue cited.

The Board of Adjustment will hear this appeal in public hearing in its office at the time and date indicated (see application), and render a decision as set out in Section 59-54 of the Zoning Code. Your organization will receive a written copy of the decision.

NOTE: Section 12-97(a) of the above ordinance requires that testimony by a Registered Neighborhood Organization shall include, in addition to the organization's name, boundaries, and number of people/households and basis of membership: **"(4) The time and date of the meeting when the organization decided its position; (5) The nature of the meeting, whether the same was a meeting of the board, of a membership subcommittee, or of the general membership; (6) The number of persons present; (7) A description of the process for reaching the decision, including if and how neighborhood citizens were informed and if and how they were invited to participate; and (8) The votes cast for and against the proposed position."**

NOTICE TO APPLICANT:

As required by Section 12-96(a), D. R. M. C., you are hereby notified that your property is within the boundaries (or within 200 feet) of a Registered Neighborhood Organization and that the organization(s) listed above has (have) been notified of your appeal.

Copies: Organization(s)
Applicant
File