



Address

Log#

Page 1 of 4

## ZONING PERMIT for New Commercial Development Application

SUBJECT PROPERTY INFORMATION		
Property Address	Street:51 Grape Street	
Property Lot and Block Legal Description, if available	BLK 12 & 19 & VAC GLENCOE ST ADJ & N & S ALYS IN SD BLKS E CAPITOL HILL SUB 2ND FLG	
Property Zone District	E-SU-DX	
Property Land Area - Sq Ft	lot size 297,000	
Are you keeping any existing structures on the lot? If yes, please provide description and GFA of Existing Structures	Yes, Jewish Synagogue. GFA approximately 89,205 sq ft per assessor's record.	
Current Use(s) of Property General Description	Temple	
Property Owner	Name: Congregation Emanuel, a Colorado corporation	Phone: 303.388.4013
	Street: 51 Grape Street	City: Denver
	Email: Stark@EmanuelDenver.org	Zip: 80220
APPLICANT INFORMATION (IF NOT PROPERTY OWNER)		
Title or Interest in property and building, check one	Lessee <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Other:	
Applicant	Name: Becky Siskowski	Phone: 858-243-2900
	Street: 25671 County Road 15 1/2	City: Johnstown
	Email: becksiskowski@gmail.com	Zip: 80534

Date Submitted 9/4/15

[www.denvergov.org/developmentservices](http://www.denvergov.org/developmentservices)



Address

Log#

Page 2 of 4

## ZONING PERMIT for New Commercial Development

STRUCTURE PROPOSAL	
Proposed Primary Building Form	<input type="checkbox"/> Former Chapter 59 <input type="checkbox"/> Town House <input type="checkbox"/> Garden Court <input type="checkbox"/> Row House <input type="checkbox"/> Courtyard <input type="checkbox"/> Apartment <input type="checkbox"/> Drive Thru Services <input type="checkbox"/> Drive Thru Restaurant <input checked="" type="checkbox"/> General <input type="checkbox"/> Shopfront <input type="checkbox"/> Industrial
Multiple Primary Buildings on Zone Lot	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meets Design Standards:	<input checked="" type="checkbox"/> Meets Building Form design standards and all applicable Supplemental Design Standards <input type="checkbox"/> Applying for Administrative Adjustment <input type="checkbox"/> Requesting Denial so can apply for a Board of Adjustment Variance  Also: <input type="checkbox"/> Utilizes Build-To Alternative <input type="checkbox"/> Utilizes Transparency Alternative <input type="checkbox"/> Utilizes Entrance Alternative <input type="checkbox"/> Utilizes Compliant Structure Exception, Section 12.
Detached Accessory Building Form	Please complete the Zoning Permit for Detached Accessory Structures application form
Fences	Please complete the Zoning Permit for Fences application form

Proposed Primary Building Form

- Former Chapter 59
- Town House
- Garden Court
- Row House
- Courtyard
- Apartment
- Drive Thru Services
- Drive Thru Restaurant
- General
- Shopfront
- Industrial

Number of Stories: NA  
GFA: NA

Multiple Primary Buildings on Zone Lot

- Yes
- No

Meets Design Standards:

- Meets Building Form design standards and all applicable Supplemental Design Standards
  - Applying for Administrative Adjustment
  - Requesting Denial so can apply for a Board of Adjustment Variance
- Also:
- Utilizes Build-To Alternative
  - Utilizes Transparency Alternative
  - Utilizes Entrance Alternative
  - Utilizes Compliant Structure Exception, Section 12.

Detached Accessory Building Form

Please complete the Zoning Permit for Detached Accessory Structures application form

Fences

Please complete the Zoning Permit for Fences application form



Address

Log#

## ZONING PERMIT for New Commercial Development

USE PROPOSAL		
Type of Request	<input checked="" type="checkbox"/> New Use	
Proposed Use(s), as listed in the Denver Zoning Code or Former Chapter 59	<b>Telecommunications Facility</b>	
Enclosed/Unenclosed	<input type="checkbox"/> Enclosed	<input checked="" type="checkbox"/> Unenclosed
Gross Floor Area	GFA of Proposed Use: 120 sq ft.	
Proposed Starting Date	4/1/16	
Description of use, including any applicable SIC/NAICS, type of products, business name, etc.	New Verizon Wireless site to be installed at 51 Grape Street. A new <sup>65' 50'</sup> <del>(alternative tower structure)</del> monopine with 12 antennas, 12 RRHs, 2 OVPs and 2 hybriflex cables within a 11'6"x10' lease area. All antennas to be painted to match and camouflaged within the faux tree. One outdoor cabinet to be installed adjacent to the tree.	
Type of Review Required	<input type="checkbox"/> Former Chapter 59 <input type="checkbox"/> ZP <input checked="" type="checkbox"/> ZPIN <input type="checkbox"/> ZPSE	
Does Use Limitation Apply?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If Yes, describe how will comply with all parts of the applicable Use Limitation		
Minimum Required Vehicle Parking	How will the minimum required vehicle parking be met?: <input checked="" type="checkbox"/> Use has no parking requirement <input type="checkbox"/> Required parking is met with existing parking <input type="checkbox"/> Required parking is met by adding/expanding existing parking. <input type="checkbox"/> Meets DZC Section 10.4.2.2.B <input type="checkbox"/> Meets DZC Section 10.4.4.1 Exemptions	
	May also select one of the following, to comply with selection above. If selected, must also provide a narrative demonstrating compliance with the applicable DZC Section: <input type="checkbox"/> Meets DZC Section 10.4.4.2 Reductions <input type="checkbox"/> Meets DZC Section 10.4.4.3 Shared Vehicle Parking <input type="checkbox"/> Meets DZC Section 10.4.4.4 Car Sharing Program	
	Vehicle Required: NA	Vehicle Existing: NA
		Vehicle Proposed: NA

Date Submitted 9/4/15

[www.denvergov.org/developmentservices](http://www.denvergov.org/developmentservices)



Address

Log#

ZONING PERMIT for New Commercial Development

Minimum Required Bike Parking	How will the minimum required bike parking be met?:	
	<input checked="" type="checkbox"/> Use has no bike parking requirement <input type="checkbox"/> Required parking is met with existing bike parking <input type="checkbox"/> Required parking is met by adding/expanding existing bike parking <input type="checkbox"/> Meets DZC Section 10.4.2.2.B <input type="checkbox"/> Meets DZC Section 10.4.4.1 Exemptions  May also select one of the following, to comply with selection above. If selected, must also provide a narrative demonstrating compliance with the section: <input type="checkbox"/> Meets DZC Section 10.4.4.2 Reductions <input type="checkbox"/> Meets DZC Section 10.4.4.3 Shared Vehicle Parking <input type="checkbox"/> Meets DZC Section 10.4.4.4 Car Sharing Program	
	Bicycle Required: NA	Bicycle Proposed and/or Existing: NA

GENERAL SITE PROPOSAL	
Request - check all that apply	<input checked="" type="checkbox"/> No site improvements being proposed <input type="checkbox"/> Improving parking lot <input type="checkbox"/> Expanding parking lot <input type="checkbox"/> Outdoor lighting <input type="checkbox"/> Landscaping improvements <input type="checkbox"/> Other site improvements
Provide a detailed description of general site improvements in your project narrative.	

SIGNATURE REQUIRED	
I hereby certify that, to the best of my knowledge and belief, all information supplied in this application is true and accurate.	
Signature (Owner or Representative)	
Full Name (Print) <u>Becky Siskowski</u>	Date <u>9/4/15</u>