



## Request for Comments

Case Name: 55th Street T&T Bar Parking Variance

Case Number: VSP2024-00027

July 25, 2024

The Adams County Board of Adjustment is requesting comments on the following application: **Request to reduce the required number of parking spaces for a nightclub use from 81 spaces to 56 spaces. The site is zoned Industrial-1 and is affected by the Flammable Gas Overlay and the Mineral Conservation Overlay.** This request is located at 281 E 55TH AVE. The Assessor's Parcel Number is 0182515100015.

Owner Information: CARMA PROPERTY GROUP LLC  
281 E 55TH AVE  
DENVER, CO 802161701

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **8/19/24** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to [DDeBoskey@adcogov.org](mailto:DDeBoskey@adcogov.org).

Once comments have been received and the staff report written, the staff report may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

David DeBoskey  
Planner II

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5

7/8/2024

DESIGN **EDGE**

Community & Economic  
Development Department  
David DeBosky – Planner II  
4430 S Adams County Parkway  
1st Floor, Suite W2000B  
Brighton, CO 80601-8218  
[ddeboskey@adcogov.org](mailto:ddeboskey@adcogov.org)  
[epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org)

Project Name: 55<sup>th</sup> Street Bar  
Project No: USE2023-00034

Parking Variance:

Below is our written narrative for variance request.

Which dimensional standard(s), performance standard(s), or physical requirement(s) cannot be met? (Include code section reference from Adams County Standards and Regulations).

Reach out to the Planner of the Day ([cedd-plan@adcogov.org](mailto:cedd-plan@adcogov.org)) if you have any questions.

***We are unable to meet the parking count requirements of section 4-15-04-03 Spaces Required of the Adams County Design Requirements and Performance Standards. Nightclubs – 1 space for each 3 seats.***

Why are you unable to meet this standard? ***There is not enough physical space on site to meet the parking demands of 1 space for each 3 seats.***

Based on the narrow constraints of our site with the placement of the existing building and the addition of a detention pond, the parking standard cannot be met. The existing building limits our ability to double load the parking area for a decent length of the property. We have also included evidence that this parking standard is among the most stringent in the area. See attached breakdown on some of the larger cities and adjacent cities and counties on their parking requirements. In addition, in today's world, there are so many alternatives to driving/parking (uber, lyft, rideshares, and valet) available to patrons of a night club as driving to and from is not ideal which would drastically decrease the real-world parking demand. Lastly, the hours of this use are different than the majority of uses within the area which would allow the use of on-street parking. We calculate an additional 67 street parking spaces along East 55<sup>th</sup> Avenue and Logan Court. Refer to attached exhibit.

Again, I would like to thank you for your consideration of our request. Please feel free to call or email me at the contact information below if you need any further information.

Sincerely,



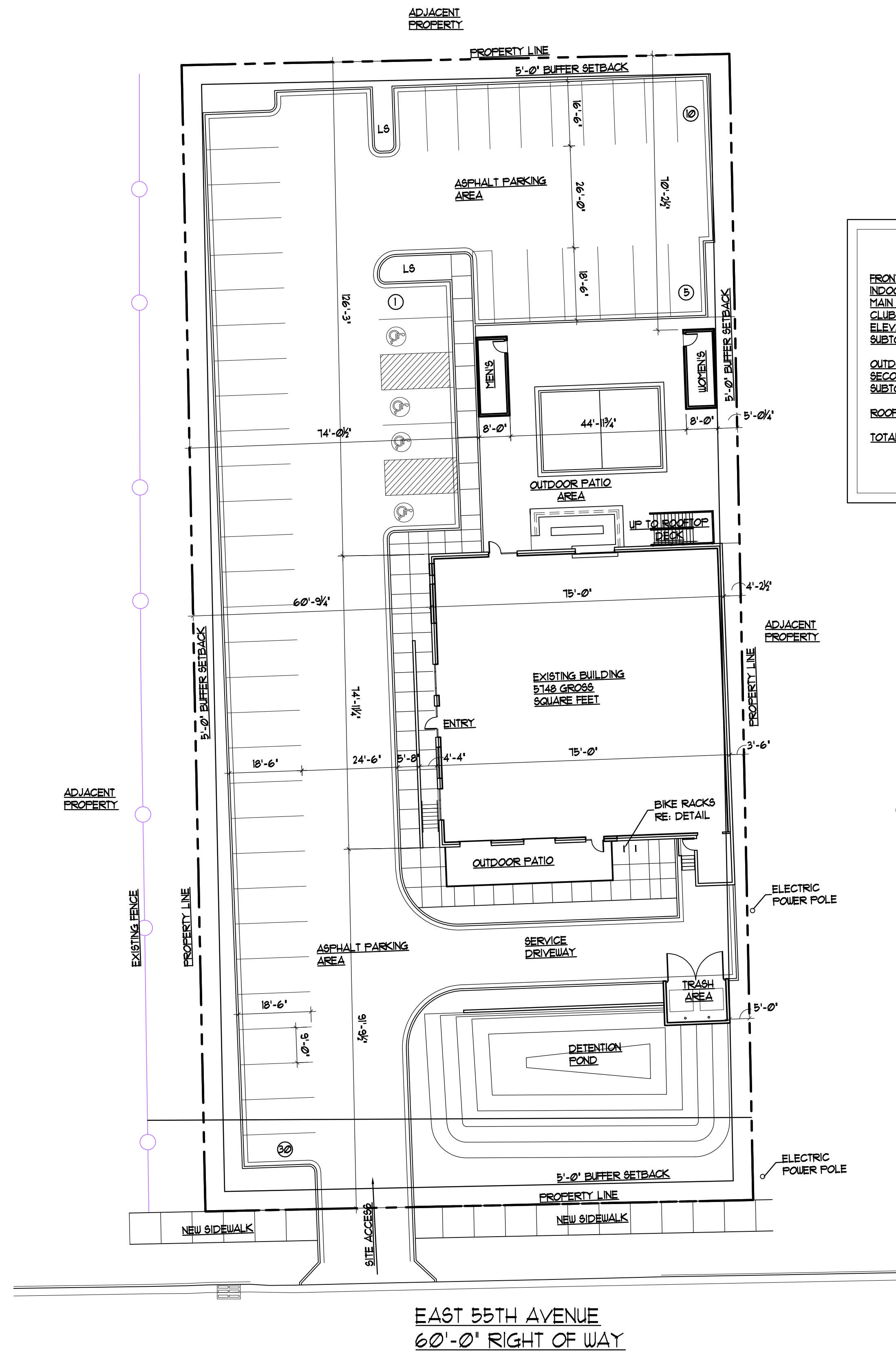
Andy Olree - Design Edge

Colorado Commercial Parking Requirements			7/8/2024
County or City	Type of Building (Use)	Quantity of Parking Spaces Required	Required for Bar Project
Adams County	RESTAURANT / BAR	1 PER 3 SEATS	86 parking spaces
Weld County	RESTAURANT/ GENERAL RES, QUICK SERVICE, BAR, CLUB	1/100 S.F. 1/75 S.F.	110 parking spaces or 145 parking spaces
City of Thornton	BAR, LOUNGE OR TAVERN	1 / 100 S.F. OF FLOOR AREA	110 parking spaces
City of Federal Heights	SIT-DOWN RESTAURANTS, TAVERNS, NIGHTCLUBS	1/150 S.F. OF FLOOR AREA OR 1 SPACE PER TABLE (WHICHEVER IS GREATER)	49 parking spaces or 68 parking spaces
City of Northglenn	BAR, TAVERN OR LOUNGE	INDOOR: 1/150 S.F. OUTDOOR: 1/350 S.F.	35 +17 spaces = 53 parking spaces
Denver County	EATING / DRINKING (RESTAURANTS/BARS)	5/1000 S.F	55 parking spaces
Washington County	DINING ROOMS, RESTAURANTS, TAVERNS, NIGHTCLUBS, ETC.	1/200 S.F. OF FLOOR AREA	55 parking spaces
Commerce City	EATING AND DRINKING ESTABLISHMENETS, BAR, TAVERN, NIGHT CLUB	1/100 S.F.	110 parking spaces
City of Aurora	After Hours Club or Entertainment, Bar and Tavern	4 per 1000 s.f.	44 parking spaces
Note: Our project is proposing 51 on site parking spaces as currently designed			

# 55TH STREET BAR

## SITE DEVELOPMENT PLAN

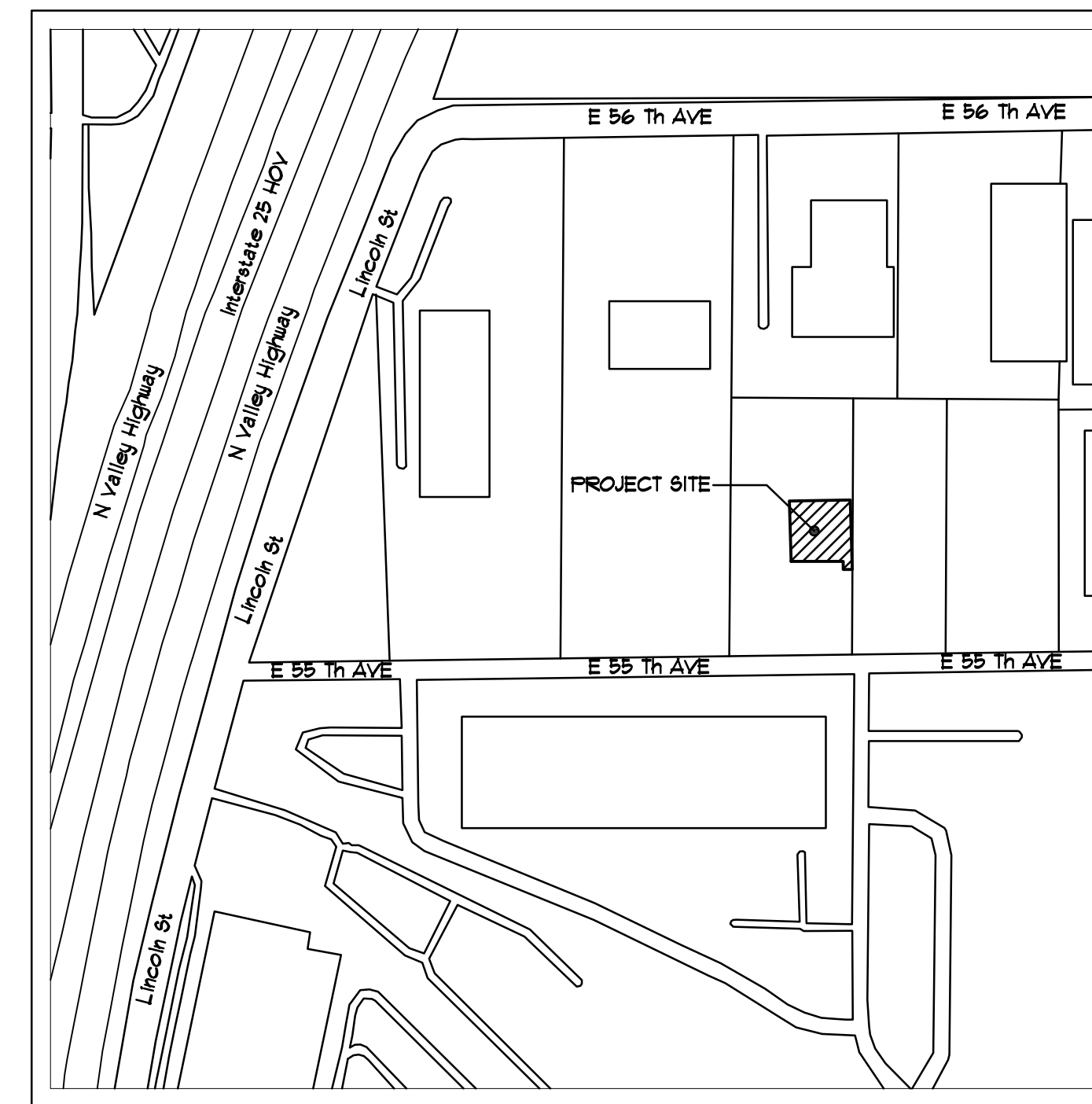
PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 15,  
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO



OCCUPANT LOAD CHART	
FRONT PATIO	20 SEATS
INDOOR SEATING	22 SEATS
MAIN BAR	22 SEATS
CLUB SEATING AREA	36 OCCUPANTS
ELEVATED SEATING AREA	16 OCCUPANTS
SUBTOTAL	116 OCCUPANTS
OUTDOOR SEATING	16 SEATS
SECONDARY BAR	26 SEATS
SUBTOTAL	42 OCCUPANTS
ROOFTOP TOTAL SEATS	98 OCCUPANTS
TOTAL	256 OCCUPANTS

OVERALL INDOOR AND OUTDOOR AND  
ROOFTOP SEATING CAPACITY = 256  
SEATS  
86 PARKING SPACES REQUIRED  
31 FULL SIZE PARKING SPACES  
PROVIDED  
10 COMPACT SPACES PROVIDED  
4 HC PARKING SPACES PROVIDED  
51 TOTAL SPACES PROVIDED  
35 OFF SITE PARKING SPACES REQUIRED

VICINITY MAP



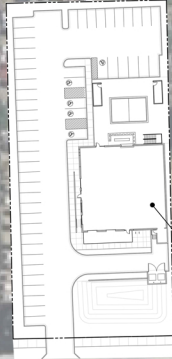
**DESIGN EDGE**  
architecture interior design

Change of Use	07 / 17 / 23
First Submittal	
Second Submittal	09 / 13 / 23
Variance Submittal	07 / 08 / 24

DATE: July 8, 2024  
DRAWN BY: NZ  
CHECKED BY: ACO

SITE PLAN





PROJECT SITE

8 PARKING SPACES

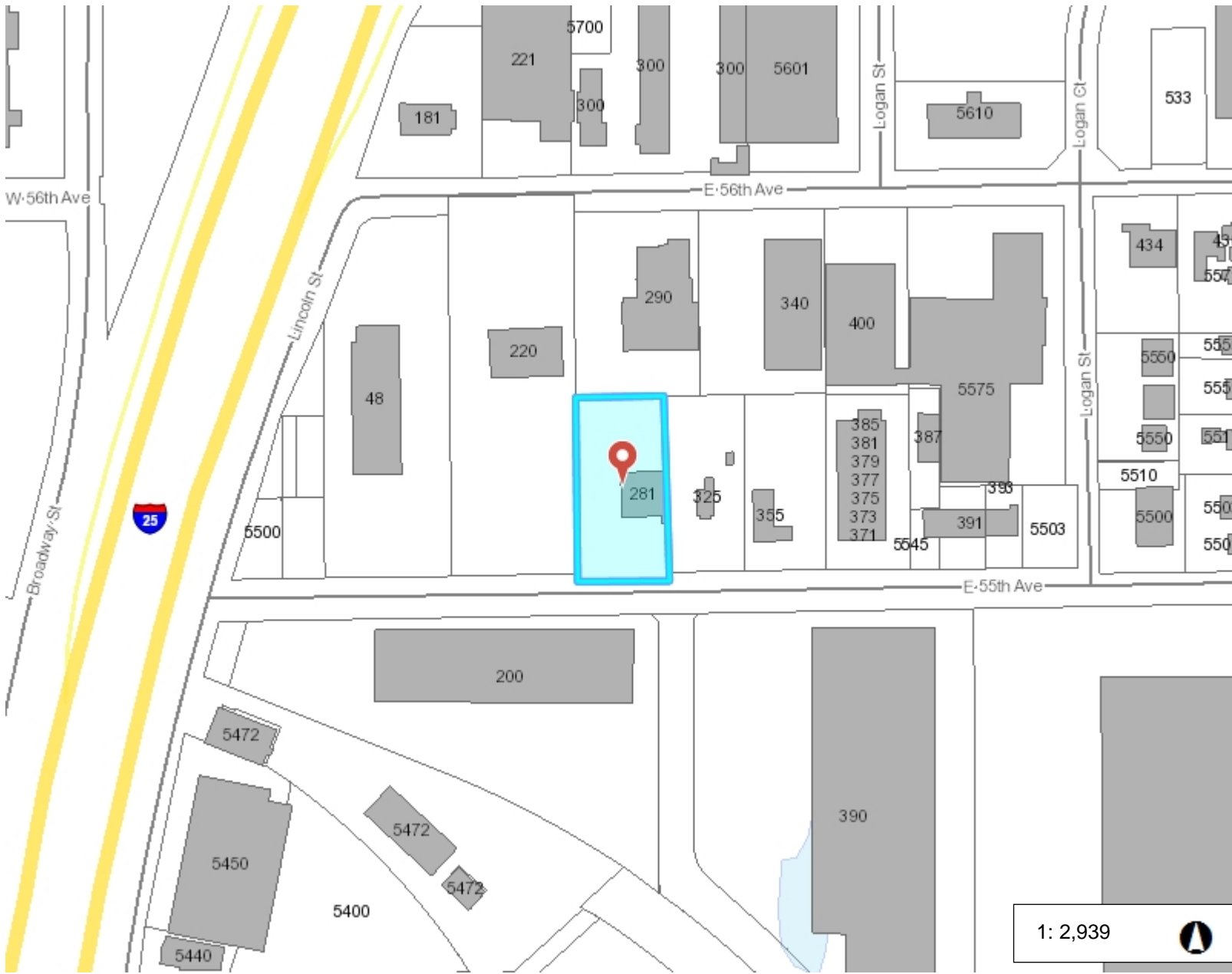
23 PARKING SPACES

24 PARKING SPACES

61 STREET PARKING SPACES

12 PARKING SPACES





### Legend

- Address
- Highways
  - Interstate
  - Highway
  - Tollway
- Streets
  - Streets
  - Ramp
- Building
- County Parks and Open Space
- Small Lakes
- Major Lakes
- Rivers
  - Canal
  - Ditch
  - Primary Creek
  - River
  - Secondary Creek
  - Stream
- Parcels
- County Boundary

1: 2,939

0.1 0 0.05 0.1 Miles

### Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION