

Case No.: 59-18

Decision Date: 5/29/2018

Hearing History:

Hearing 05/29/2018

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

**PREMISES AFFECTED:** 1471 South Pennsylvania Street  
**LEGAL DESCRIPTION:** Lot 29 and the South 1/2 of Lot 30, Block 29, Sherman Subdivision  
**APPELLANT(S)** Shawn and Kiara Kuenzler, 1471 South Pennsylvania Street, Denver, CO, 80210, Filed  
By: Thomas Hart, Custom Garage Company,

**APPEARANCES:**

**APPELLANT:** Tom Hart, Custom Garage Company, 8748 East Wesley Drive, Denver, CO, 80231  
Shawn Kuenzler, 1471 South Pennsylvania Street, Denver, CO, 80210  
Power of Attorney filed  
Letter of Support (Kiira and Nate Bengali, 1461 South Pennsylvania Street, Denver, CO,  
80210, May 21, 2018)

**FOR THE CITY:** Adam Hernandez, Assistant City Attorney  
Ron Jones, Zoning Representative

**SUBJECT:**

Appeal of a denial of a permit to erect a detached garage addition resulting in 2,294 square feet of total building coverage, exceeding the maximum building coverage by 536 square feet (1,758 square feet or 37.5% maximum building coverage allowed), in a U-SU-B1 zone

**ACTION OF THE BOARD:**

The request for a Variance is DENIED for failure of the Appellant to meet all the conditions required for a Variance under Section 12.4.7.5 and 12.4.7.6 of the Zoning Code. The Appellant have 30 days in which to request a Reconsideration if they believe there is new evidence of hardship which was not or could not have been presented at the hearing, or 28 days to appeal this decision to Denver District Court.

BOARD OF ADJUSTMENT FOR ZONING APPEALS

James Keavney, Chair



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.**