



Board of Adjustment for Zoning Appeals  
City and County of Denver  
201 West Colfax Avenue, Department 201  
Denver CO, 80202 Phone: 720-913-3050

**ZONING APPEAL APPLICATION - Case No: 59-18**  
**1471 South Pennsylvania Street**

**NOTIFICATION OF PUBLIC HEARING:**

**Hearing Date:** 05/29/2018

**Hearing Time:** 9:00 AM

**Hearing Location:** 201 West Colfax Avenue, Room 2.H.14  
Webb Municipal Office Bldg., Denver CO

**Pick Up Sign Week of:** 05/14/2018

**Post Sign Saturday:** 05/19/2018

**APPEAL INFORMATION:**

**Date Filed:** 04/16/2018

**Date of Denial:** 04/11/2018

**Premises:** 1471 South Pennsylvania Street

**Legal Description:** Lot 29 and the South 1/2 of Lot 30, Block 29, Sherman Subdivision

| <b>APPLICANT(S):</b>        | <b>Address</b>                                       | <b>Email</b>                 | <b>Primary Phone</b> | <b>2ndPhone</b> |
|-----------------------------|--|------------------------------|----------------------|-----------------|
| Shawn and<br>Kiara Kuenzler | 1471 South Pennsylvania<br>Street, Denver, CO, 80210 | shawn.kuenzler@<br>gmail.com | (720) 838-4327       |                 |

**FILED BY:**

Thomas Hart,  
Custom Garage  
Company

| <b>FEES:</b> | <b>Receipt #</b> | <b>Receipt Date</b> | <b>Category</b> | <b>Amount</b> |
|--------------|------------------|---------------------|-----------------|---------------|
|              | 4262616          | 4/16/2018           | 3.a.            | \$200.00      |

**REGISTERED NEIGHBORHOOD ORGANIZATION NO'S:** 87, 208

**CITY COUNCIL PERSON:** 7 - Jolon Clark

**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

**ORDINANCE SECTION(S):** 5.3.3.4.A

**POSSIBLE REMEDIES:** Variance

**APPLICANT STATEMENT:**

Homeowner works from home and his business needs both vehicle storage and material storage. Additionally South Pennsylvania St. is becoming increasingly busy and car break-ins continue to increase. Homeowner has a wife and baby and would like a large enough garage to park his work vehicle/material and park his wife's vehicle for convenience and safety. The current garage is too small for vehicles.

**Signed:** Shawn and Kiara Kuenzler, Owners

**Filed By:** Thomas Hart, Custom Garage Company



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**REGISTERED NEIGHBORHOOD ORGANIZATION NOTIFICATION:**

**ORGANIZATION(S) NOTIFIED:**

| #   | Name                                  | Address              | Zip Code | Phone 1 and 2                | Email 1 <sup>st</sup> , 2 <sup>nd</sup> | Representative |
|-----|---------------------------------------|----------------------|----------|------------------------------|---|----------------|
| 87  | Inter-Neighborhood Cooperation (INC)  | 1075 S. Garfield St. | 80209    | 303-887-2233<br>720-248-0156 | comayl@aol.com<br>excomm@denverinc.org  | George E. Mayl |
| 208 | Platt Park People's Association (3PA) | 1570 S. Logan St.    | 80210    | 303-520-7401                 | board@3pa.org<br>jbeierl@yahoo.com      | Joe Beierl     |

**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. 59-18** 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