

From: [Peter Cowiestoll](#)
To: [Penafiel Vial, Maria F. - CPD City Planner Associate](#)
Subject: [EXTERNAL] Public Comment: Rezoning 4735 Quitman St
Date: Wednesday, January 6, 2021 7:51:14 PM

Hello Ms. Penafiel!

I hope this finds you well! I am hoping to submit a comment in support of application number 20201-00193, which is to rezone 4735 Quitman St.

Our lovely pocket of Denver is 2 blocks away from zoning that allows for ADUs. I'm well aware that there is much that goes into the zoning boundaries that I do not understand; I also feel very strongly that adding ADUs in the two blocks north of 44th would not harm our neighborhood.

While I'm a proponent of ADUs in general, my main argument in favor of their variance is this: If my neighbors are willing to go through the intensive and laborious process of rezoning, I think that they are showing a true desire to improve our neighborhood instead of degenerate it. They have an obvious use case, and an obvious connection to our neighborhood. They are not developers, they are not flippers, they are not looking to drive up the price of their property. They simply want to use an ADU to continue living and participating in our community.

If there is a more obvious reason for why the ability to appeal for rezoning exists, I'd love to hear it. I would like to note that I have not formally met these neighbors (I heard of their application through a letter); I write this not as a personal favor to a friend, but out of a genuine belief that their property in particular, for their stated use, should be rezoned.

Please do not hesitate to reach out with any questions.

All my best,
Peter Cowiestoll

Owner - 4700 Raleigh St
Middle School Teacher
Real Estate Agent

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peter cowiestoll
612.296.0502

From: [Jeff & Teresa Kress](#)
To: [Penafiel Vial, Maria F. - CPD City Planner Associate](#)
Subject: [EXTERNAL] Rezoning application 4735 Quitman Street
Date: Wednesday, January 6, 2021 6:04:41 PM

My wife and I received a notice in the mail regarding the rezoning application at 4735 Quitman Street. We are against this rezoning application as well as any rezoning in the Berkeley neighborhood. This slow rezoning process (one lot at a time) is ludicrous in so that we, who live in this neighborhood are subject to restrictions while developers slowly apply for individual zoning changes to suit their profits. If you are going to accept this, then do it for the whole neighborhood. Otherwise, let me know how I can protest this rezoning application.

Sincerely,
Jeffrey Kress

Sent from my iPad

From: [Rezoning - CPD](#)
To: [Penafiel Vial, Maria F. - CPD City Planner Associate](#)
Subject: FW:
Date: Thursday, January 7, 2021 10:16:39 AM
Attachments: [text 0.txt](#)

From: +17202660456@mailmymobile.net <+17202660456@mailmymobile.net>
Sent: Thursday, January 7, 2021 9:27 AM
To: Rezoning - CPD <Rezoning@denvergov.org>
Subject:

Good morning. My address is 4761 Quitman St. In Tuesdays mail I received a notice from Denver re: 'an application to rezone property near yours'. That address is 4735 Quitman St. I have in the past received a letter from the home owner of that property asking for my approval of building a new home on their property. 'My wife & I are both business owners & we live a mile from our work locations. Our daughter has moved out & the house is to big for us. We will build a smaller home close to the alley & put security cameras in the alley to protect us....'. They will live in that new home & rent out the main house. They have been in that home not long. I feel that if the house is 'too big for us' they should downsize by selling that home & finding something closer to their work locations as rezoning

From: [Michael](#)
To: [Penafiel Vial, Maria F. - CPD City Planner Associate](#)
Date: Tuesday, January 12, 2021 11:33:57 AM

Good morning. Am writing to you re: 4735 Quitman St. The rezoning number is 2020i-00193. I do see online that there is not a date scheduled for a hearing re: this property (4735) & that there is a public hearing scheduled for January 20, 2021 re: other properties. I am curious if 4735 Quitman will be part of this also. I ask because my address is 4761 Quitman. I would like to be there for this meeting as I have concerns please. Thank you for all. Michael Harmon.