



## Zone Map Amendment (Rezoning) - Application

<b>PROPERTY OWNER INFORMATION*</b>		<b>PROPERTY OWNER(S) REPRESENTATIVE**</b>	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
<b>SUBJECT PROPERTY INFORMATION</b>			
Location (address):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
<b>PROPOSAL</b>			
Proposed Zone District:			
<b>PRE-APPLICATION INFORMATION</b>			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	<input type="checkbox"/> Yes - State the contact name & meeting date _____	<input type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3)	
Did you contact the City Council District Office regarding this application ?	<input type="checkbox"/> Yes - if yes, state date and method _____	<input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)	

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)	
<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm <b>and</b> include sections in the review criteria narrative attachment</p>	<p><input type="checkbox"/> <b>Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</b></p> <p>Please provide a review criteria narrative attachment describing <b>how</b> the requested zone district is consistent with the policies and recommendations found in <b>each</b> of the adopted plans below. Each plan should have its' own subsection.</p> <p><b>1. Denver Comprehensive Plan 2040</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p><b>2. Blueprint Denver</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p><b>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</b></p> <hr/>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B &amp; C</p> <p>Check boxes to the right to affirm <b>and</b> include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input type="checkbox"/> <b>Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</b></p> <p><input type="checkbox"/> <b>Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</b></p> <p>In the review criteria narrative attachment, please provide an additional section describing <b>how</b> the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box <b>and</b> include a section in the review criteria narrative attachment.</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error;</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact;</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to , steep slopes, floodplain, unstable soils, and inadequate drainage;</p> <p><input type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (overlay Zone Districts) of this Code.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><input type="checkbox"/> <b>The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</b></p> <p>In the review criteria narrative attachment, please provide a separate section describing <b>how</b> the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>

**REQUIRED ATTACHMENTS**

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of ownership document for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- Review Criteria Narratives. See page 2 for details.

**ADDITIONAL ATTACHMENTS (IF APPLICABLE)**

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- Written narrative explaining reason for the request** (optional)
- Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged )
- Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- Written Authorization to Represent Property Owner(s)** (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this document is required.)
- Other Attachments.** Please describe below.

## PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES
Arvind T. Doshi	2147 & 2151 Tremont Pl. Denver, CO 80205 ( ) - email:	100%	<u><i>A.T. Doshi</i></u>	04/28/22	A	YES
						YES
						YES
						YES

## **List of Exhibits**

- |                  |  |
|------------------|--|
| <b>Exhibit A</b> | Narrative Explaining Request   |
| <b>Exhibit B</b> | Property Legal Descriptions  |
| <b>Exhibit C</b> | Statement of Consistency with Adopted City Plans                                 |
| <b>Exhibit D</b> | Statement of Uniformity of District Regulations and Restrictions                 |
| <b>Exhibit E</b> | Statement of Furthering Public Health, Safety, and General Welfare               |
| <b>Exhibit F</b> | Statement of Justifying Circumstances and Neighborhood Context                   |
| <b>Exhibit G</b> | Statement of Consistency with Neighborhood Context and Proposed Zone District    |
| <b>Exhibit H</b> | Waiver for the Properties Located at 2147 Tremont Place and 2151 Tremont Place   |
| <b>Exhibit I</b> | Letters of Support from Neighborhood Stakeholders                                |
| <b>Exhibit J</b> | Letter of Authorization for STARBOARD Realty Group, LCC to Act as Representative |
| <b>Exhibit K</b> | Proof of Ownership vis-à-vis Assessor Record                                     |
| <b>Exhibit L</b> | Council District 9 Correspondence  |

## **Exhibit A**

### **Narrative Explaining Request**

This application proposes to rezone the approximately 0.243-acre adjoined properties located at 2147 and 2151 Tremont Place (the "Property"). The Property is a bed-and-breakfast located northwest of Benedict Fountain Park in the Five Points neighborhood.

Different PUDs on each parcel of the Property are inconsistent with the uniformity of district regulations and restrictions. Rezoning the Property would make the Property consistent with the district. In particular, a zoning waiver would replace UO-3 requirement for property-owner occupancy with a requirement for property-manager occupancy, maintaining the intent of the overlay zone district. The proposed rezoning is justified by updating the property from Former Chapter 59 zoning to the Denver Zoning Code.

If approved, the proposed official map amendment would allow the property owner to continue to own the property while allowing an on-site manager to further the bed-and-breakfast's success.

## **Exhibit B**

### Property Legal Descriptions

#### **2147 TREMONT PLACE**

LOTS 27 & 28, BLOCK 190, CLEMENTS' ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

#### **2151 TREMONT PLACE**

LOT 29 AND THE SOUTHWESTERLY ½ OF LOT 30, BLOCK 190, CLEMENTS' ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. EXCEPT THAT PORTION DESCRIBED IN BOOK 6271 AT PAGE 175, IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER'S OFFICE.

## Exhibit C

### Statement of Consistency with Adopted City Plans

The proposed map amendment is consistent with the Denver Comprehensive Plan 2040, Blueprint Denver (2019), the Northeast Downtown Neighborhood Plan, and the Downtown Area Plan 2007.

The proposed map amendment furthers several goals of the [Comprehensive Plan 2040's](#) Strong and Authentic Neighborhoods Vision Element, including:

- Goal 1: Create a city of complete neighborhoods.
  - Build a network of well-connected, vibrant, mixed-use centers and corridors.
  - Ensure neighborhoods offer a mix of housing types and services for a diverse population.
  - Ensure neighborhoods are safe, accessible and well-connected for all modes.
  - Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.
- Goal 3: Preserve the authenticity of Denver's neighborhoods and celebrate our history, architecture, and culture.
  - Create a citywide preservation plan to preserve the diversity of historic places, and complete Discover Denver, the citywide building survey identifying historic resources.
  - Continue the city's commitment to existing historic districts and landmarks and increase public awareness of the benefits of historic preservation through education and outreach.
  - Ensure city policies and regulations support historic preservation and eliminate barriers in city processes to help all neighborhoods preserve what matters most.
  - Expand resources to preserve and enhance neighborhood culture.
  - Support the stewardship and reuse of existing buildings, including city properties.
- Goal 4: Ensure neighborhood is economically strong and dynamic
  - Grow and support neighborhood-serving businesses.
  - Embrace the international nature of our neighborhoods through support of immigrant-owned businesses.
  - Make city-led catalytic investments in neighborhoods to advance community goals.

The proposed G-MU-3, UO-3 zone district would allow the Historic Property to continue to operate as a bed and breakfast as a Contributing Structure in the Clements Landmark District, creating a complete neighborhood, preserving the City's authenticity, and ensuring a strong local economy.

The proposed map amendment satisfies several components of [Blueprint Denver's](#) interest in this Low-Medium Residential Area, including:

- Land Use & Built Form: This area is primarily residential, with a mix of unit types. Single- and two-unit homes are interspersed with lower-scale multi-unit buildings. Limited neighborhood-serving commercial can be found, particularly at intersections. Heights are generally up to 3 stories. Lot coverage may be high and setbacks should generally respect the existing character with buildings orienting to the street.
- Mobility: In most instances, vehicular access is taken from an alley. A continuous and connected pedestrian network with detached sidewalks. Bicycle network is sometimes protected as well as on-street.



- Quality-of-Life Infrastructure: Access to parks and outdoor spaces of various sizes. Street trees should be regularly spaced in tree lawns or planting areas. Trees and plantings should also occur on private property.

The proposed official map amendment from PUD to G-MU-3 UO-3 will allow the Property to maintain a neighborhood-serving commercial use in a walkable neighborhood with exceptional access to Benedict Fountain Park.

Finally, the proposed map amendment complies with the [Northeast Downtown Neighborhoods Plan](#)'s and [Downtown Area Plan](#)'s interest in protecting the existing neighborhood fabric, appropriately transitioning between neighborhoods, and maintaining pedestrian activation in the public realm with the lasting bed-and-breakfast use. In particular, the proposed map amendment addresses each of the Downtown Area Plan's concept evaluation criteria:

- Neighborhood Connections and Character: Maintaining the unique character of each neighborhood in Northeast Downtown, and ensuring that new development on neighborhood edges contributes to the successful transition between areas.
- Mobility: Enhancing the multimodal transportation system to balance the needs of all users and modes, including automobiles, pedestrians, bicyclists, transit, freight, and delivery vehicles.
- Economic and Development Opportunity: Encouraging new investment by attracting new businesses, supporting the growth of existing businesses, encouraging the reuse of existing structures, attracting new development, and increasing employment opportunities. Housing development opportunities should expand the range of housing types and price ranges.
- Livability and Public Realm: Ensuring that the various elements comprising the public realm (streets, sidewalks, parks, plazas, transit stops/stations, landmarks, housing, open spaces) positively contribute to the quality of life for residents, businesses, and visitors alike.

## Exhibit D

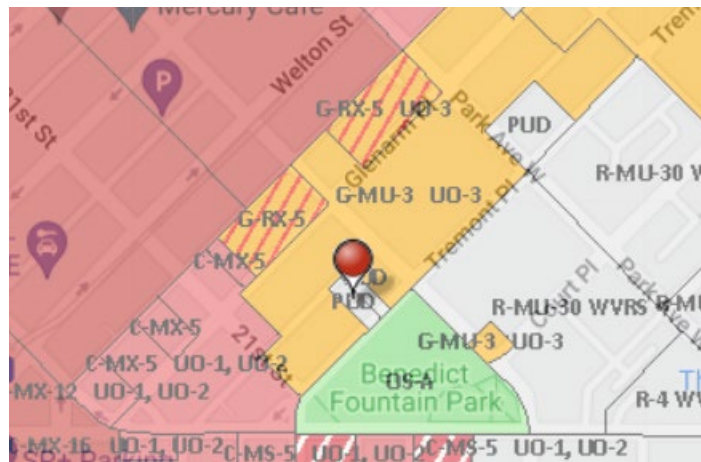
### Statement of Uniformity with District Regulations and Restrictions

The proposed official map amendment is consistent with DZC § 12.4.10.7.B: Uniformity of District Regulations and Restrictions:

“The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.”

Noted in Figure 1, parcels surrounding the Property are zoning G-MX-3. Rezoning the Property would align with neighboring parcels and the neighborhood at large.

Figure 1: The Property and Surrounding G-MU-3 UO-3 Zoning



## **Exhibit E**

### Statement of Furthering Public Health, Safety, and General Welfare

The proposed official map amendment satisfies DZC § 12.4.10.7.C: Public Health, Safety and General Welfare:

“The proposed official map amendment furthers the public health, safety, and general welfare of the City.”

The proposed official map amendment furthers the public health, safety, and general welfare of the City by allowing a long-standing property owner to maintain his successful business without requiring his occupancy.

## **Exhibit F**

### Statement of Justifying Circumstances and Neighborhood Context

The proposed map amendment satisfies justifying circumstance DZC § 12.4.10.8.A:

“Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.

Today, the Property is under a Former Chapter 59 Zoning PUD. Rezoning to G-MU-3 UO-3 will bring the Property into the Denver Zoning Code.

## Exhibit G

### Statement of Consistency with Neighborhood Context and Proposed Zone District

The proposed official map amendment satisfies DZC § 12.4.10.8.A:

“The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.”

The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed zone districts. In particular, the UO-3 is a Historic Structure Use Overlay applies to contributing structures in a designated Historic District. The intent of this overlay is “to encourage preservation, protection, adaptive use, and enhancement of Historic Structures, or otherwise to promote the Landmark Preservation purposes as stated in DRMC Sec. 30-1”. This overlay permits for certain commercial uses “notwithstanding the limitations applicable in the underlying zone district, the following commercial uses shall be permitted in this overlay zone district: 1. Office, not including dental/medical office or clinic 2. Art studio 3. Bed and breakfast lodging.” (Denver Zoning Code 9.4.4.8) This overlay and waiver, allowing the property manager to live on site in order to satisfy the overlay zoning code’s requirements, will support the intent of the DZC.

## Exhibit H

### Waiver for the Properties Located at 2147 Tremont Place and 2151 Tremont Place

Per Denver Zoning Code Section 12.4.10.6, Waivers of Rights and Obligations and Approval of Reasonable Conditions, I, the undersigned applicant for the property under application for the rezoning referenced herein, request that the G-MU-3 UO-3 zoning classification of the land described herein include the following waiver:

1. Waive the provision in DZC 9.4.4.8.F.1 that "The applicant for establishment of the bed and breakfast lodging use is the owner of record and uses the structure as his/her principal residence," and instead, a manager, who may or may not be the property owner, shall use the structure as his/her principal residence. The intent of the waiver is to remove the UO-3 requirement that the owner of the structure to use it as their principal residence and instead require a manager, who may or may not be the property owner, to live on site.

Agreed to by:

A.T. Jolley  
Property Owner

6/02/2022  
Date

**Exhibit I**

Letters of Support from Neighborhood Stakeholders

490 22<sup>nd</sup> St.  
Denver, CO 80205

DATE: May 11, 2022  
TO: Members of CPD, Planning Board, and District 9 Councilwoman Candi CdeBaca  
SUBJECT: Support for Rezoning of 2147 & 2151 Tremont Place to G-MU-3, UO-3 Overlay.

Dear Members of CPD, Planning Board, and Councilwoman Candi CdeBaca:

My name is Andrew Braun. I own a residence at 490 22<sup>nd</sup> Street, Denver, CO 80205. I am an immediate neighbor of Arvind T. Doshi who owns the Queen Anne Bed & Breakfast at 2147 & 2151 Tremont Place.

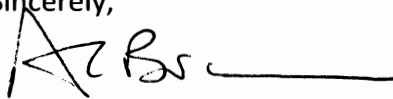
I am contacting you to let you know that I support the proposed rezoning of 2147 & 2151 Tremont Place from the old PUD to G-MU-3, UO-3. I understand that the current PUD zoning states that the owner of the property must live on the premises to operate the Bed and Breakfast. I have been informed that the property owner wishes to rezone solely to remove the clause that requires that the owner must occupy the property to operate the Bed and Breakfast and replace it with a requirement that the B & B manager reside on-site.

I understand that the property is landmarked and therefore protected from demolition and that any external modifications must be approved by the Landmark Preservation Commission. I agree with the plans to rezone as it allows for modernization of an outdated, restrictive PUD requirement. Removing the subject clause with respect to the Queen Anne Bed & Breakfast will allow the facility to continue its operation without placing an undue hardship on its owner. I appreciate the Doshi family's efforts to involve the community in this process.

Finally, I understand that successful rezoning will allow for zoning conformance in the immediate neighborhood as the surrounding properties are all zoned G-MU-3, UO-3. The rezoning request is consistent with Blueprint Denver's future land use recommendations for this area.

For these reasons I am in support of the Doshi family's rezoning request and urge you to vote for its approval.

Sincerely,

A handwritten signature in black ink that reads "A L Braun" followed by a horizontal line.

Andrew L Braun  
albraunco@aol.com



DATE: April 29 2022  
TO: Members of CPD, Planning Board, and District 9 Councilwoman Candi CdeBaca  
SUBJECT: Support for Rezoning of 2147 & 2151 Tremont Place to G-MU-3, UO-3 Overlay.

Dear Members of CPD, Planning Board, and Councilwoman Candi CdeBaca:

My name is RICHARD WHITE and I live at  
2135 TREMONT PLACE.

I am an immediate neighbor of Arvind T. Doshi who owns the Queen Anne Bed & Breakfast at 2147 & 2151 Tremont Place.

I am contacting you to let you know that I support the proposed rezoning of 2147 & 2151 Tremont Place from the old PUD to G-MU-3, UO-3. I understand that the current PUD zoning states that the owner of the property must live on the premises to operate the Bed and Breakfast. I have been informed that the property owner wishes to rezone solely to remove the clause that requires that the owner must occupy the property in order to operate the Bed and Breakfast with a requirement that the B & B manager reside on-site.

I understand that the property is landmarked and therefore protected from demolition and that any external modifications must be approved by the Landmark Preservation Commission. I agree with the plans to rezone as it allows for departure from an outdated, restrictive PUD. In addition, removing the clause will allow the Bed and Breakfast to effectively continue their operation. I am also appreciative of the Doshi family's efforts to involve the community in this process.

I also understand successful rezoning will allow for zoning conformance as the surrounding properties are all zoned G-MU-3, UO-3. The rezoning request is consistent with Blueprint Denver's future land use recommendations for this area.

For these reasons I am in support of the Doshi family's rezoning request and urge you to vote for its approval.

Sincerely,

Richard White

DATE: May 10, 2022  
TO: Members of CPD, Planning Board, and District 9 Councilwoman Candi CdeBaca  
SUBJECT: Support for Rezoning of 2147 & 2151 Tremont Place to G-MU-3, UO-3 Overlay.

Dear Members of CPD, Planning Board, and Councilwoman Candi CdeBaca:

My name is K Health, LLC and I own 450 22<sup>nd</sup> Street, Denver, CO 80205.

I am an immediate neighbor of Arvind T. Doshi who owns the Queen Anne Bed & Breakfast at 2147 & 2151 Tremont Place.

I am contacting you to let you know that I support the proposed rezoning of 2147 & 2151 Tremont Place from the old PUD to G-MU-3, UO-3. I understand that the current PUD zoning states that the owner of the property must live on the premises to operate the Bed and Breakfast. I have been informed that the property owner wishes to rezone solely to remove the clause that requires that the owner must occupy the property in order to operate the Bed and Breakfast with a requirement that the B & B manager reside on-site.

I understand that the property is landmarked and therefore protected from demolition and that any external modifications must be approved by the Landmark Preservation Commission. I agree with the plans to rezone as it allows for departure from an outdated, restrictive PUD. In addition, removing the clause will allow the Bed and Breakfast to effectively continue their operation. I am also appreciative of the Doshi family's efforts to involve the community in this process.

I also understand successful rezoning will allow for zoning conformance as the surrounding properties are all zoned G-MU-3, UO-3. The rezoning request is consistent with Blueprint Denver's future land use recommendations for this area.

For these reasons I am in support of the Doshi family's rezoning request and urge you to vote for its approval.

Sincerely,

A handwritten signature in blue ink that reads "Shirley Hwang". The signature is written in a cursive style with a large, looped 'H' and 'W'.

DATE: May 10, 2022  
TO: Members of CPD, Planning Board, and District 9 Councilwoman Candi CdeBaca  
SUBJECT: Support for Rezoning of 2147 & 2151 Tremont Place to G-MU-3, UO-3 Overlay.

Dear Members of CPD, Planning Board, and Councilwoman Candi CdeBaca:

My name is K Health, LLC and I own 460 22<sup>nd</sup> Street, Denver, CO 80205.

I am an immediate neighbor of Arvind T. Doshi who owns the Queen Anne Bed & Breakfast at 2147 & 2151 Tremont Place.

I am contacting you to let you know that I support the proposed rezoning of 2147 & 2151 Tremont Place from the old PUD to G-MU-3, UO-3. I understand that the current PUD zoning states that the owner of the property must live on the premises to operate the Bed and Breakfast. I have been informed that the property owner wishes to rezone solely to remove the clause that requires that the owner must occupy the property in order to operate the Bed and Breakfast with a requirement that the B & B manager reside on-site.

I understand that the property is landmarked and therefore protected from demolition and that any external modifications must be approved by the Landmark Preservation Commission. I agree with the plans to rezone as it allows for departure from an outdated, restrictive PUD. In addition, removing the clause will allow the Bed and Breakfast to effectively continue their operation. I am also appreciative of the Doshi family's efforts to involve the community in this process.

I also understand successful rezoning will allow for zoning conformance as the surrounding properties are all zoned G-MU-3, UO-3. The rezoning request is consistent with Blueprint Denver's future land use recommendations for this area.

For these reasons I am in support of the Doshi family's rezoning request and urge you to vote for its approval.

Sincerely,

A handwritten signature in blue ink that reads "Shirley Hwang". The signature is written in a cursive, flowing style.

DATE: May 10, 2022  
TO: Members of CPD, Planning Board, and District 9 Councilwoman Candi CdeBaca  
SUBJECT: Support for Rezoning of 2147 & 2151 Tremont Place to G-MU-3, UO-3 Overlay.

Dear Members of CPD, Planning Board, and Councilwoman Candi CdeBaca:

My name is KS, LLC and I own 480 22<sup>nd</sup> Street, Denver, CO 80205.

I am an immediate neighbor of Arvind T. Doshi who owns the Queen Anne Bed & Breakfast at 2147 & 2151 Tremont Place.

I am contacting you to let you know that I support the proposed rezoning of 2147 & 2151 Tremont Place from the old PUD to G-MU-3, UO-3. I understand that the current PUD zoning states that the owner of the property must live on the premises to operate the Bed and Breakfast. I have been informed that the property owner wishes to rezone solely to remove the clause that requires that the owner must occupy the property in order to operate the Bed and Breakfast with a requirement that the B & B manager reside on-site.

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I also understand successful rezoning will allow for zoning conformance as the surrounding properties are all zoned G-MU-3, UO-3. The rezoning request is consistent with Blueprint Denver's future land use recommendations for this area.

For these reasons I am in support of the Doshi family's rezoning request and urge you to vote for its approval.

Sincerely,

A handwritten signature in blue ink, appearing to be 'KS', is written below the text.

DATE: May 10, 2022  
TO: Members of CPD, Planning Board, and District 9 Councilwoman Candi CdeBaca  
SUBJECT: Support for Rezoning of 2147 & 2151 Tremont Place to G-MU-3, UO-3 Overlay.

Dear Members of CPD, Planning Board, and Councilwoman Candi CdeBaca:

My name is Shirley Kung and I live at 2148 Glenarm Place, Denver, CO 80205.

I am an immediate neighbor of Arvind T. Doshi who owns the Queen Anne Bed & Breakfast at 2147 & 2151 Tremont Place.

I am contacting you to let you know that I support the proposed rezoning of 2147 & 2151 Tremont Place from the old PUD to G-MU-3, UO-3. I understand that the current PUD zoning states that the owner of the property must live on the premises to operate the Bed and Breakfast. I have been informed that the property owner wishes to rezone solely to remove the clause that requires that the owner must occupy the property in order to operate the Bed and Breakfast with a requirement that the B & B manager reside on-site.

I understand that the property is landmarked and therefore protected from demolition and that any external modifications must be approved by the Landmark Preservation Commission. I agree with the plans to rezone as it allows for departure from an outdated, restrictive PUD. In addition, removing the clause will allow the Bed and Breakfast to effectively continue their operation. I am also appreciative of the Doshi family's efforts to involve the community in this process.

I also understand successful rezoning will allow for zoning conformance as the surrounding properties are all zoned G-MU-3, UO-3. The rezoning request is consistent with Blueprint Denver's future land use recommendations for this area.

For these reasons I am in support of the Doshi family's rezoning request and urge you to vote for its approval.

Sincerely,

A handwritten signature in blue ink that reads "Shirley Kung". The signature is written in a cursive, flowing style.

DATE: May 10, 2022  
TO: Members of CPD, Planning Board, and District 9 Councilwoman Candi CdeBaca  
SUBJECT: Support for Rezoning of 2147 & 2151 Tremont Place to G-MU-3, UO-3 Overlay.

Dear Members of CPD, Planning Board, and Councilwoman Candi CdeBaca:

My name is Shane Seitz and I live at 2148 Glenarm Place, Denver, CO 80205.

I am an immediate neighbor of Arvind T. Doshi who owns the Queen Anne Bed & Breakfast at 2147 & 2151 Tremont Place.

I am contacting you to let you know that I support the proposed rezoning of 2147 & 2151 Tremont Place from the old PUD to G-MU-3, UO-3. I understand that the current PUD zoning states that the owner of the property must live on the premises to operate the Bed and Breakfast. I have been informed that the property owner wishes to rezone solely to remove the clause that requires that the owner must occupy the property in order to operate the Bed and Breakfast with a requirement that the B & B manager reside on-site.

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For these reasons I am in support of the Doshi family's rezoning request and urge you to vote for its approval.

Sincerely,

A handwritten signature in blue ink, appearing to read "Shane Seitz". The signature is fluid and cursive, with the first name being more prominent.

DATE: May 10, 2022  
TO: Members of CPD, Planning Board, and District 9 Councilwoman Candi CdeBaca  
SUBJECT: Support for Rezoning of 2147 & 2151 Tremont Place to G-MU-3, UO-3 Overlay.

Dear Members of CPD, Planning Board, and Councilwoman Candi CdeBaca:

My name is SK, LLC and I own 470 22<sup>nd</sup> Street, Denver, CO 80205.

I am an immediate neighbor of Arvind T. Doshi who owns the Queen Anne Bed & Breakfast at 2147 & 2151 Tremont Place.

I am contacting you to let you know that I support the proposed rezoning of 2147 & 2151 Tremont Place from the old PUD to G-MU-3, UO-3. I understand that the current PUD zoning states that the owner of the property must live on the premises to operate the Bed and Breakfast. I have been informed that the property owner wishes to rezone solely to remove the clause that requires that the owner must occupy the property in order to operate the Bed and Breakfast with a requirement that the B & B manager reside on-site.

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I also understand successful rezoning will allow for zoning conformance as the surrounding properties are all zoned G-MU-3, UO-3. The rezoning request is consistent with Blueprint Denver's future land use recommendations for this area.

For these reasons I am in support of the Doshi family's rezoning request and urge you to vote for its approval.

Sincerely,

A handwritten signature in blue ink, appearing to be 'SK', is written below the text.

DATE: ~~MAY~~ <sup>MAY</sup> 16, 2022

TO: Members of CPD, Planning Board, and District 9 Councilwoman Candi CdeBaca

SUBJECT: Support for Rezoning of 2147 & 2151 Tremont Place to G-MU-3, UO-3 Overlay.

Dear Members of CPD, Planning Board, and Councilwoman Candi CdeBaca:

My name is Rev. Greg Cleveland and I live at

2161 Tremont Pl., Denver, CO

I am an immediate neighbor of Arvind T. Doshi who owns the Queen Anne Bed & Breakfast at 2147 & 2151 Tremont Place.

I am contacting you to let you know that I support the proposed rezoning of 2147 & 2151 Tremont Place from the old PUD to G-MU-3, UO-3. I understand that the current PUD zoning states that the owner of the property must live on the premises to operate the Bed and Breakfast. I have been informed that the property owner wishes to rezone solely to remove the clause that requires that the owner must occupy the property in order to operate the Bed and Breakfast with a requirement that the B & B manager reside on-site.

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I also understand successful rezoning will allow for zoning conformance as the surrounding properties are all zoned G-MU-3, UO-3. The rezoning request is consistent with Blueprint Denver's future land use recommendations for this area.

For these reasons I am in support of the Doshi family's rezoning request and urge you to vote for its approval.

Sincerely,

Rev. Greg Cleveland





May 17, 2022  
Denver Planning Board  
201 W. Colfax Ave.  
Denver, CO 80203

Dear Board Members,

I am writing in support for the rezoning application for the properties at 2147 and 2151 Tremont, which are currently in an older PUD. We believe that it is appropriate to change the zoning to the proposed G-MU-3 with the Historic Use Overlay (UO-3).

Both the homes are contributing structures in the Clements Historic District, established in 1975. 2151 was constructed in 1886, and 2147 was constructed in 1879, a particularly early date for Denver, and fittingly it is also listed on the National Register of Historic Places. The homes have been carefully restored and maintained for nearly forty years and are currently used as part of a Bed & Breakfast that has operated for nearly as long.

The rezoning will ensure that the buildings can continue to be used as they have been for many years, while also providing additional flexibility for their operations and for potentially different uses down the road. The current PUD only allows the Bed & Breakfast Use, but G-MU-3 with the UO-3 would ensure that if the existing business ever closes, the homes could be used for residential or light office space. It's important for historic buildings to have flexibility in use, as it provides a greater range of options for rehabilitation and ensures they can adapt to meet the needs of an ever-changing city. We are also confident that the rezoning does not create any threats to the structures because of their status as contributing structures to the historic district.

It is my understanding that Historic Denver has been involved and supportive of these homes for much of our organization's history, and we are pleased to support this effort as part of long-term planning for their continued use. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink that reads "Michael L. Flowers". The signature is written in a cursive, flowing style.

Michael Flowers  
Director of Preservation Action  
[mflowers@historicdenver.org](mailto:mflowers@historicdenver.org)  
303-534-5288 ext. 27

**Exhibit J**

Letter of Authorization for STARBOARD Realty Group, LCC to Act as Representative

**Arvind T. Doshi**  
**14036 Woods Mill Cove Drive**  
**Chesterfield, MO 63017-3435**

April 21, 2022

Mr. Bruce O'Donnell  
STARBOARD Realty Group, LLC  
1115 Acoma Street, Suite 107  
Denver, CO 80204  
[bodonnell@starboardrealtygroup.com](mailto:bodonnell@starboardrealtygroup.com)  
720-441-3310

Dear Bruce,

This letter serves as authorization for STARBOARD Realty Group, LLC to act on behalf of and represent Arvind T. Doshi, the property owner, for the purpose of submitting and processing the rezoning application for the property located at 2147 and 2151 Tremont Pl. in Denver, CO.

Sincerely,

A handwritten signature in black ink, appearing to read "A. T. Doshi", written over a horizontal line.

Arvind T. Doshi

**Exhibit K**

Proof of Ownership vis-à-vis Assessor Record

# 2147 TREMONT PL

<b>Owner</b>	DOSHI, ARVIND T 14036 WOODS MILL COVE DR CHESTERFIELD, MO 63017-3435
<b>Schedule Number</b>	02341-24-017-000
<b>Legal Description</b>	L 27 & 28 BLK 190 CLEMENTS ADD
<b>Property Type</b>	HOTEL W/MIXED USE
<b>Tax District</b>	DENVER

**Print Summary**

Property Description			
<b>Style:</b>	20: CONVERSION	<b>Building Sqr. Foot:</b>	2616
<b>Bedrooms:</b>	10	<b>Baths Full/Half:</b>	9/0
<b>Effective Year Built:</b>	1923	<b>Basement/Finish:</b>	785/785
<b>Lot Size:</b>	6,260	<b>Zoned As:</b>	PUD

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
	Actual	Assessed	Exempt
Land		\$552,400	\$99,300 \$0
Improvements		\$971,000	\$174,540
<b>Total</b>		<b>\$1,523,400</b>	<b>\$273,840</b>

Prior Year			
	Actual	Assessed	Exempt
Land		\$552,400	\$99,850 \$0
Improvements		\$971,000	\$175,510
<b>Total</b>		<b>\$1,523,400</b>	<b>\$275,360</b>

# 2151 TREMONT PL

<b>Owner</b>	DOSHI, ARVIND T 14036 WOODS MILL COVE DR CHESTERFIELD, MO 63017-3435
<b>Schedule Number</b>	02341-24-018-000
<b>Legal Description</b>	L 29 & SWLY 1/2 OF L 30 EXC PLOT OF GROUND 14 FT 6 IN X 25FT IN REAR BLK 190 CLEMENTS ADD
<b>Property Type</b>	HOTEL W/MIXED USE
<b>Tax District</b>	DENVER

**Print Summary**

Property Description			
<b>Style:</b>	20: CONVERSION	<b>Building Sqr. Foot:</b>	1752
<b>Bedrooms:</b>	9	<b>Baths Full/Half:</b>	9/0
<b>Effective Year Built:</b>	1887	<b>Basement/Finish:</b>	1275/0
<b>Lot Size:</b>	4,331	<b>Zoned As:</b>	PUD

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
	Actual	Assessed	Exempt
Land		\$366,700	\$61,320 \$0
Improvements		\$666,700	\$112,490
<b>Total</b>		<b>\$1,033,400</b>	<b>\$173,810</b>

Prior Year			
	Actual	Assessed	Exempt
Land		\$366,700	\$61,730 \$0
Improvements		\$666,700	\$113,220
<b>Total</b>		<b>\$1,033,400</b>	<b>\$174,950</b>

**Exhibit L**

Council District 9 Correspondence



Bruce O'Donnell &lt;bodonnell@starboardrealtygroup.com&gt;

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**Re: [EXTERNAL] Re: FOLLOW UP - Rezoning Queen Anne B&B at 2147 and 2151 Tremont**

1 message

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**Wedgeworth, Ashlee - CC YA2245 City Council Aide** <Ashlee.Wedgeworth@denvergov.org> Wed, Jun 8, 2022 at 2:53 PM  
To: Bruce O'Donnell <bodonnell@starboardrealtygroup.com>  
Cc: Milan Doshi <milanadoshi@gmail.com>, John Hersey <jhersey@starboardrealtygroup.com>

No feedback at this time. Thank you!

Ashlee Wedgeworth

On Jun 7, 2022, at 5:27 PM, Bruce O'Donnell <bodonnell@starboardrealtygroup.com> wrote:

Hi again Ashlee. How did your meeting go?

We are ready to file the application. Do you have any feedback?

Bruce O'Donnell  
STARBOARD Realty  
303-810-3674  
[bodonnell@starboardrealtygroup.com](mailto:bodonnell@starboardrealtygroup.com)

On Thu, Jun 2, 2022, 1:28 PM Bruce O'Donnell <bodonnell@starboardrealtygroup.com> wrote:

Ashlee -

Nice to "E" meet you and thanks for your time today.

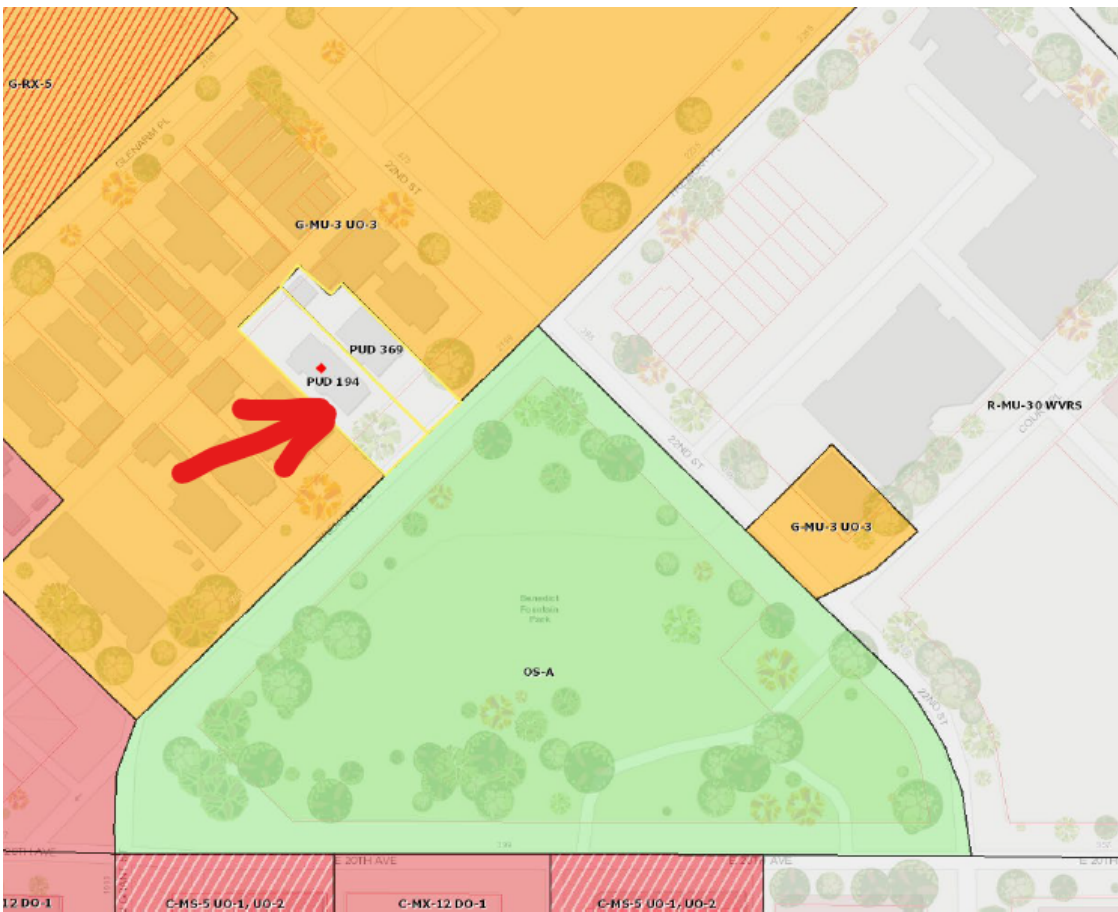
Recapping the discussion and for your District 9 Staff Meeting tomorrow:

1. We're rezoning the Queen Anne B&B at 2147 and 2151 Tremont. There are two buildings, both contributing structures in the Clements Historic District. 2147 is also on the National Register. As such, the buildings are protected from demolition and no changes to the buildings or the property are contemplated. No changes to the buildings or uses are planned.





2. The property is a Bed & Breakfast and will continue to operate as a B&B. The old PUD zoning is antiquated in that for one of the properties the PUD requires the owner to live on site, while this is not required on the other property. These old PUDs (one from 1986 and the other from 1995) will, as a housekeeping measure, be brought into the modern zoning code and be rezoned to G-MU-3 UO-3, just like the surrounding neighborhood as you can see here:



- 3. The only purpose of the rezoning is to eliminate the old PUD owner occupied requirement and replace it with the more contemporary manager occupied requirement.
- 4. We have met with immediate neighbors and have numerous letters of support that will accompany the application.
- 5. Historic Denver has provided a letter of support.

Thanks again, we plan to file the rezoning application next Monday June 6 pending hearing back from you on the results of Friday's staff meeting.

Much appreciated,

Bruce

Bruce C. O'Donnell



STARBOARD REALTY GROUP, LLC

STARBOARD Realty Group, LLC

Work: 720-441-3310

Cell: 303-810-3674

E Mail: [bodonnell@starboardrealtygroup.com](mailto:bodonnell@starboardrealtygroup.com)

Web: [www.starboardrealtygroup.com](http://www.starboardrealtygroup.com) [www.denverzoning.com](http://www.denverzoning.com)

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**2 attachments**



image.png  
1732K



**image.png**  
572K