



October 22, 2020

Denver Planning and Zoning,

The Overland Park Neighborhood Association (OPNA) is writing this letter of support for the rezoning of two properties within the Overland Park Neighborhood RNO at 1974 and 1990 S Huron Street from E-TU-C to E-SU-A.

On Thursday, October 22, 2020 at 6:30pm, at the regular and public monthly meeting of the Overland Park Neighborhood Association, members of the association heard the proposal to rezone both properties from E-TU-C to E-SU-A. After a discussion by the members, a vote was taken to approve a motion to write a letter of support which passed unanimously. Please see our [meeting minutes](#) for additional information.

The neighborhood was happy to see a proposal that allowed for three detached single family homes on each property instead of the one larger duplex which would have been allowed in the E-TU-C zoning. This new proposal for E-SU-A allows for more attainable pricing per unit by creating more units at a smaller square footage per unit. It also adds more density to the neighborhood, and matches the character of the area.

Please note that the neighborhood is strongly in favor of keeping density, affordability, and flexibility in our neighborhood, including the opportunity to build ADUs. However, this particular proposal rezoning to E-SU-A guarantees the construction of three detached single-family homes and the benefits stated above without the need to execute and enforce a Good Neighborhood Agreement which is difficult for a volunteer organization. This action is not intended to show a neighborhood preference for single-unit zoning in a time when our RNO knows that we need affordability and flexibility in our neighborhoods now more than ever.

Please feel free to contact us with any questions.

Sincerely,

Amy Razzaque and Mara Owen

Co-Presidents of the Overland Park Neighborhood Association

amyrazz37@gmail.com; mkowen18@gmail.com

Denver Planning Board
Denver City Council
City and County of Denver

Dear Board Members,

As a 40+ year resident of Overland neighborhood and a former Overland Neighborhood Association RNO president I harbor considerable concern regarding development in this area. However, there are occasional bright spots like this one.

I heartily support the zoning change request by Vision Acquisitions LLC for the properties at 1990 and 1974 S. Huron Street.

The proposed use – three single family homes per each of the current lots via division into E-SU- A zoning – has been thoroughly explained in multiple neighborhood meetings, and is far more appropriate than the development possible under the existing U-TU-C.

By and large, the duplexes that dominate residential development wherever they are permitted are out of scale with existing housing stock, and while they allow desirable added density, they disrupt the neighborhood scale we enjoy in this part of Overland.

Please approve this application! Versus the four-unit big box duplex alternative, the six new home owners and the surrounding residents will appreciate this appropriate, practical and attractive addition to our riverside location.

Sincerely,



Jack Unruh
2343 S. Galapago Street,
Denver, CO
303-918-3530

To: Denver Planning Board
Denver City Council
City & County of Denver
201 West Colfax Ave,
Denver, CO 80202

Re: Rezoning of 1990 & 1974 S Huron St from E-TU-C to E-SU-A

To Whom It May Concern:

As owner of 2200 S Galapago, 1917 S Fox, and 2258 S Galapago, I am a concerned neighbor in Overland in regards to any new development that will potentially take place and impact the overall makeup of the neighborhood. It is my understanding this rezoning will allow for the construction of 3 single family homes on a 3000 square foot lot at each of the address mentioned above.

Due to the abundance of large oversized E-TU-C lots in Overland, which both 1990 & 1974 S Huron St currently are, this community is seeing several massive duplexes built on these lots which are completely out of character with the neighborhood. These massive duplex units are also selling for well into the \$700,000's due to the large scale of the units and limited housing inventory.

We need more reasonably priced housing stock in Denver. I am in support of this rezoning effort, because it allows for a moderate increase in density and delivers a housing product that is more in sync with the neighborhood, and each home is expected to be priced at a more reasonable entry-level price than these large duplex units we are seeing all too often.

The developers have informed us that the proposed zoning does not meet all of rezoning guidelines put forth by the Denver Planning Department. However, we believe the economic and esthetic benefits this rezoning will far outweigh the broad Planning and Zoning criteria meant to foster neighborhood continuity and access to nearby infrastructure and transportation. If anything, the proposed buildings forms will improve access to lower income brackets and increase a much needed housing stock in one of Denver's up and coming neighborhoods.

Thank you for your consideration.



Peter J Helseth
12/3/21

April 10, 2021

To Whom It May Concern- Denver City Planning & Denver City Council:

My Name is Ron Phelps. I own the property at 1978 so Huron St, Denver, CO 80223

This Letter is in support of the rezoning application by Neil Shay of Vision Acquisitions of the properties 1974 thru 1990 S Huron St, Denver, CO 80223

I believe due the fact that Denver needs more affordable housing this is a perfect option for this part of the neighborhood. There are plenty of larger Duplex units already built and of under construction currently in the neighborhood. As the neighborhood is walking distance to light rail transportation and the Plat River Trail system where a need for higher density exists. I also think the smaller single family homes would complement the character of this lovely place to live.

Ron Phelps
1978 So Huron St
Denver co 80223

303 885 6069 (Cell)

To: Denver Planning Board
Denver City Council
City & County of Denver
201 West Colfax Ave,
Denver, CO 80202

Re: Rezoning of 1990 & 1974 S Huron St from E-TU-C to E-SU-A

To Whom It May Concern:

As owner/resident of 2149 S Galapago, owner of 2219 S Galapago, 2253 S Galapago, and 2257 S Galapago, I am a concerned neighbor in Overland in regards to any new development that will potentially take place and impact the overall makeup of the neighborhood. I understand that this rezoning will allow for the construction of 3 single family homes each on their own 3125 square foot lot at each of the two S Huron addresses mentioned above.

Due to the abundance of 75 foot wide E-TU-C lots in Overland, which both 1990 & 1974 S Huron St currently are, this community is seeing massive duplexes built on these lots which are completely out of character with the neighborhood. These massive duplex units are also selling for well into the \$700,000's due to the large scale of the units and limited housing inventory.

We need more reasonably priced housing stock in Denver. I am in support of this rezoning effort, because it allows for a moderate increase in density and delivers a housing product that is more in sync with the neighborhood, and each home is expected to be priced at a more reasonable entry-level price than these large duplex units we are seeing all too often.

The developers have informed us that the proposed zoning does not meet all of the rezoning guidelines put forth by the Denver Planning Department. However, we believe the economic and aesthetic benefits of this rezoning will far outweigh the broad Planning and Zoning criteria meant to foster neighborhood continuity and access to nearby infrastructure and transportation. If anything, the proposed building forms will improve access to lower income brackets and increase a much needed housing stock in one of Denver's up and coming neighborhoods.

Thank you for your consideration.



Sam Ruderman
2249 S Galapago

Neighborhood letter of support
for rezoning of 1974 & 1990 S Huron St from U-TU-C to E-SU-A

TO: Neil Shea, Principal, Vision Acquisitions &
City of Denver Planning and Development

FROM: Paul Bodor, 606 W Jewell Ave, Denver, CO 80223
(303) 517-8606 bodorp123@gmail.com

DATE: February 15, 2021

I reside with my wife Terry Pasqua in Overland North, three blocks from the subject properties, which I either walk or drive by almost daily.

I have attended three presentations by Neil Shea regarding their rezoning and development plans, twice at OPNA and once at NOON RNO meetings.

As I understand it, we are in affect asked to indicate our preference between building two large duplexes or three small individual homes on these lots.

Also, that building duplexes would not need any input from us neighbors.

To me, building three small standalone homes would much better serve the character of our evolving neighborhood. That is why I support such rezoning.

This is especially true, given that a large duplex was recently built at the end of the same block on S Huron St, at the corner of W Jewell Ave, with two other duplexes also being planned for on the same lots, both on S Huron St.

Kevin Dickson, Mr. Shea's partner in this proposed development, is well known to me and our neighbors, given all of his active participation in our OPNA RNO, as well as through several other properties that he has developed and owns.

For full disclosure, I have no financial interest in any business or property developments by these partners. Also, while I am an active member of OPNA RNO, I have only minimal involvement in the NOON RNO. Mostly, I don't feel they share or represent my interests, and I don't even know how they operate.

Paul Bodor (electronic signature)

SOUTH HURON ZONING CHANGE Inbox x

Helene Orr <heleneorr@gmail.com>

Aug 31, 2020, 12:29 PM



to Helene, bcc: me ▾

Neighbors!

We have been contacted by owners Neil Shea and Kevin Dixon who want to develop their properties on South Huron, #s 1974-1978-1990. Current zoning (E-TU-C) allows for one duplex or one single family home per lot. They are asking for a **zoning change** (E-TU-B) allowing for 3 tall narrow houses or 2 large duplexes per lot. That would be a total of 9 houses or 6 duplexes overall or a mix of both, requiring a variance for zone lot width. If granted, this would set a precedent for our neighborhood zoning code.

They would like a letter of support from NOON (Neighbors of Overland North) RNO.

If we support them, they would offer us a Good Neighbor Agreement.

<https://www.denverinc.org/good-neighbor-agreements-and-commentaries/>

We need your feedback and your vote on this issue right away. If you have questions or need more detail, email and we'll get back to you ASAP.

--

Helene Orr, President
Neighbors of Overland North

Palibacsi <bodorp123@gmail.com>

Aug 31, 2020, 2:50 PM



to Helene ▾

Helene

The information you presented is not entirely consistent with what we heard through OPNA.

Here is how I personally understand the differences:

1. While all three lots are involved in the rezoning plan, only 1974 and 1990 are owned by Kevin & co., and are planned to be redeveloped.
2. The owner of 1978 has no redevelopment plans at this time (only the zoning).
3. Also, lot 1978 is smaller, and can only accommodate one duplex or two small houses.
4. Kevin prefers putting three small houses, and not duplexes on his lots (which should be made clear in his good-neighbor agreement - and what OPNA would like to see)
5. We assumed the height of the small houses would be less than if duplexes were built. Also, that even without rezoning a much larger duplex could be built on the lot (than two).
6. OPNA has your draft good-neighbor agreement with them (which I haven't seen)

Also note that OPNA voted to approve (as will be in the OPNA meeting minutes).

Please clarify what you wrote to your mailing list. We should all be on the same page.

BTW - I am NOT representing OPNA or Terry in what I wrote here, only myself.

Thanks

Paul

S. Huron zoning change request/RV encampments



Inbox x

Helene Orr <heleneorr@gmail.com>

Thu, Dec 31, 2020, 11:45 AM



to Helene, Maggie, bcc: me

Happy New Year, Neighbors!!

Some neighborhood news before 2020 cycles out...

Notes from Zoom meeting on S.Huron zoning change request.

Here's a brief summary of the meeting we had this fall for NOON (Neighbors of Overland North) folks with the developer, Neal Shea, who was asking for our support to change the zoning for three properties on South Huron.

Neal explained that he was asking for the zoning change because he wanted to divide each of his properties (1974, 1990) into three narrow lots. This would allow him to build three narrow 2.5 story houses instead of the two houses or one large duplex allowed now. He suggested that his design of the houses would fit in better with the rest of the neighborhood. In return for our support, he expressed his willingness to enter into a Good Neighbor Agreement with the neighborhood.

Paul from OPNA (Overland Park Neighborhood Association) reported that OPNA had already voted unanimously to support the zoning change. Mara from South Huron was surprised as she hadn't heard about this zoning issue until we spoke. She had attended OPNA meetings in the past and thought she was a member. Paul explained that OPNA doesn't necessarily reach out to the neighborhood at large or send out emails to members about issues. If they attend the monthly OPNA meeting, and if they have paid the membership fee, they can vote on the issue. Mara and her husband expressed opposition to the zoning change noting concerns about parking, noise, traffic and the uncertainty posed by the Group Living Amendment currently before City Council.

Kathy expressed concerns about the lack of affordability of these proposed houses and suggested she might be inclined to support the request if some of the homes were an affordable \$200-\$250,000. Neal was sympathetic but explained that the rising costs of construction would preclude selling these homes for less than \$400,000-\$500,000. Not an affordable price for the average person.

NOON (Neighbors of Overland North) decision not to support zoning change

Based on the responses via email that we received along with those expressed at the Zoom meeting, NOON decided not to write a letter of support for the zoning change. *We received two votes in favor, two undecided, ten opposed and one abstained.*

While many neighbors liked the look of the peaked roof design better than the more square duplexes, this did not outweigh concerns about parking, noise, traffic and lack of affordability. In addition, neighbors felt that three single 2.5 story houses filling the lot vs. two big duplexes would essentially have the same effect of dwarfing and possibly blocking the light from the small, modest homes next to them. Most everyone lamented the lack of affordability and the subsequent gentrification that would diminish the diversity of our neighborhood. Several folks mentioned their preference for another developer in the neighborhood who keeps and renovates the small house rather than scraping, and builds a larger house at the back or front maintaining at least one house that is affordable.

USPalibacsi <bodorp123@gmail.com>
to Helene, Maggie ▾

Dec 31, 2020, 12:49 PM ☆ ↩ ⋮

Helene

Please correct your misrepresentation of the S Huron St project, what I said at your meeting, and how OPNA informs neighbors (i.e., meeting notices, agendas, and meeting minutes). Also, please recall the following, copied from OPNA's October meeting minutes, which you failed to address. FYI - Mara from South Huron did have the info regarding this zoning change request, which she may not have recalled, and she also had a productive related discussion with Mara Own.

As your neighbor, I further ask that in the future, please provide me with the timely and informative information regarding NOON's activities as OPNA does (e.g., meeting notices, agendas, and meeting minutes) . Let me remind you that your S Huron St zoning change meeting was the first one that NOON held that I have been invited to. Furthermore, I would like to have a copy of NOON's by-laws, so I can familiarize myself on how you operate. For example, why are you accepting votes on a zoning change request, like on S Huron, from neighbors who have not attended the related meeting(s) and don't have first person information to base their decision on. This to me is an opportunity for misunderstandings.

Paul

Neil Shea from Vision Acquisitions, updates to 1974 & 1990 S Huron St

Since the vote taken at the last meeting, Neil returned with an update to the re-zoning request. They previously proposed the following

E-TU-C which would allow a large duplex up to 3 stories tall and 44 feet wide. They have now reconsidered and would like to change the proposal to

E-SU-A zoning which allows 3 small detached single family homes on a 3000 sq ft zone lot minimum where each house would be just under 19' wide and 2.5 stories tall. Note, this does not allow for ADU with this zoning type.

Changing to this zoning would insure that only single family detached homes would be built, therefore eliminating the need for any Good Neighbor Agreement related to the first zoning request. Also, whereas, they were planning on re-zoning 3 lots, they have reduced that down to the 2 lots that would accommodate being split into 3 3,000 sq ft lots each.

Another vote was taken in favor of this new re-zoning proposal where it was passed unanimously. Mara agreed to provide a letter of support.

**CITY AND COUNTY OF DENVER, COLORADO
REGISTERED NEIGHBORHOOD ORGANIZATION
POSITION STATEMENT**

Following a vote of the Registered Neighborhood Organization, please complete this form and email to rezoning@denvergov.org. You may save the form in *.pdf format if needed for future reference. Questions may be directed to planning staff at rezoning@denvergov.org or by telephone at 720-865-2974.

Application Number	2021i-00057
Location	1974/1990 South Huron
Registered Neighborhood Organization Name	Neighbors of Overland North
Registered Contact Name	Helene Orr
Contact Address	540 West Jewell Avenue
Contact E-Mail Address	heleneorr@gmail.com
Date Submitted	12.14.21

As required by DRMC § 12-96, a meeting of the above-referenced Registered Neighborhood Organization

was held on 9.16.20 & 7/9/21, with 7/42 members in attendance.

With a total of 15 members voting,

4 voted to support (or to not oppose) the application;

10 voted to oppose the application; and

1 voted to abstain on the issue.

It is therefore resolved, with a total of 15 members voting in aggregate:

The position of the above-referenced Registered Neighborhood Organization is that Denver City Council

oppose Application # 2021i-00057

Comments: NOON initially held a zoom meeting with Neal Shea in September. Those present heard his presentation and most everyone expressed concerns. We forwarded his presentation to the NOON members who could not be present and subsequently took a vote on whether or not to support the change via email. The results (above) were very clear that the majority were in opposition. When Mr. Shea approached NOON with the proposal to downzone to E-SU-A, we sent out an email of explanation of the new request and asked neighbors to weigh in to see if their positions had changed. They had not. We only heard from two members who reiterated their opposition. NOON members do not want to see a precedent set for tripling or quadrupling the number of people that can live on one lot that has been divided in three.

To: Denver Planning Board
Denver City Council
City & County of Denver
201 West Colfax Ave,
Denver, CO 80202

Re: Rezoning of 1990 & 1974 S Huron St from E-TU-C to E-SU-A

To Whom It May Concern:

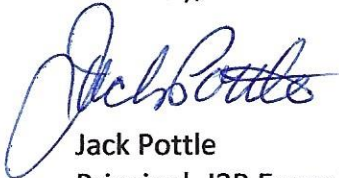
As the owner of 2130 S Platte River Drive , I am concerned about any new development that will potentially take place and impact the overall makeup of the neighborhood. I understand that this rezoning will allow for the construction of 3 single family homes each on their own 3125 square foot lot at each of the two S Huron addresses mentioned above.

Due to the abundance of 75 foot wide E-TU-C lots in Overland, which both 1990 & 1974 S Huron St currently are, we are seeing massive duplexes built on these lots which are completely out of character with the neighborhood. These massive duplex units are also selling for well into the \$700,000's due to the large size of the units and limited housing inventory.

We need more reasonably priced housing stock in Denver. I am in support of this rezoning effort, because it allows for a moderate increase in density and delivers a housing product that is more in sync with the neighborhood, and each home is expected to be priced at a more reasonable entry-level price than these large duplex units we are seeing all too often.

The developers have informed us that the proposed zoning does not meet all of the rezoning guidelines put forth by the Denver Planning Department. However, we believe the economic and aesthetic benefits of this rezoning will far outweigh the broad Planning and Zoning criteria meant to foster neighborhood continuity and access to nearby infrastructure and transportation. If anything, the proposed building forms will improve access to lower income brackets and increase a much needed housing stock in one of Denver's up and coming neighborhoods.

Sincerely,



Jack Pottle
Principal, J3R Evans LLC
2130 S Platte River Drive

From: [karen.jackson](#)
To: [Cawrse, Sarah F. - CPD Senior City Planner](#)
Subject: [BULK] [EXTERNAL] 1974 & 1990 Huron St. Zoning change: E-TU-C to E-SU-A. Case number: 2021I-00057
Date: Wednesday, December 15, 2021 1:04:10 AM

Hi Sara,

Not sure if it's too late for comments but I'm sending your way. If it's too late I will try to make the zoom meeting. Unfortunately not everyone in overland is informed per the current process.

Concern the rezoning of the properties I oppose and here is why. In this case less is more.

Current homes in the neighborhood are smaller more affordable homes some being only 709 square feet. Many homes also have larger lots that were popular at the time. The new builds are a stark contrast and do not blend in.

Obviously the best decision would be to renovate homes and add necessary dwellings for more density but in this case the next best option is to have less. Having 3 tall skinny homes will not benefit or add to the character regardless if they have pitched roofs. Two townhomes or a duplex could certainly be designed in a more traditional way to blend in. They don't have to look like boxes and most likely won't take up as much square feet or over tower the neighbors as much as 3.

The other concern is the problems we are seeing with more density. The overland neighborhood is already overbuilt with multiple apartments and condos as they replace old warehouses and single family homes.

The infrastructure has not been planned for this rapid growth and parking is becoming an issue. I find it hard to park in front of my home anymore. We are also seeing issues with poor water pressure, and cannot wash clothes or take showers at the same time. The alleys are loaded with trash and junk and the theft has gone up dramatically.

I think we need to slow down and plan the future with respect to the long time residents so I oppose this and think the current zoning is sufficient in this case especially since this is being built in a mostly single family home area.

I have lived in my neighborhood for 30 years and as these large 3 skinnys are being built my heart is broken as I see the character and charm of the place I call home slowly fade away.

Thank you for your time.

Cawrse, Sarah F. - CPD Senior City Planner

From: marabshapiro@comcast.net
Sent: Wednesday, December 8, 2021 3:20 PM
To: Cawrse, Sarah F. - CPD Senior City Planner
Cc: marabshapiro
Subject: [EXTERNAL] rezoning of 1974 and 1990 South Huron

Ms. Cawrse,

I am strongly opposed to the rezoning of the two addresses listed above – 1974 and 1990 South Huron and would like to speak at the hearing on December 15th to state my case, but I am having a great deal of difficulty figuring out how to get on the agenda. I would like to appear in person on the 15th. Could you please help me navigate this. I saw where I could submit written comments, but I would like to state my opinion in person.

Thank you,

Mara B. Shapiro
1977 South Huron
Denver, Colorado
80223
303-722-8832