



# REZONING GUIDE

## Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	George Edward Ramsay 3. Wendy Gerhart Ramsay	Representative Name	Annalee Hillson
Address	715 Adams St.	Address	3630 W 32 <sup>nd</sup> Ave #2
City, State, Zip	Denver, CO 80206	City, State, Zip	Denver CO 80211
Telephone		Telephone	303.437.8622
Email	4tedramsay@gmail.com	Email	anna@zagadesigngroup.com
*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.	
SUBJECT PROPERTY INFORMATION			
Location (address):		715 Adams St.	
Assessor's Parcel Numbers:		0501511014000	
Area in Acres or Square Feet:		5,950 SF	
Current Zone District(s):		U-SU-C	
PROPOSAL			
Proposed Zone District:		U-SU-C1	
PRE-APPLICATION INFORMATION			
Did you have a pre-application meeting with Development Services Residential Team?		<input checked="" type="checkbox"/> Yes - if yes, state the meeting date <u>2/9/22</u> <input type="checkbox"/> No - if no, describe why not	
Did you contact the City Council District Office regarding this application?		<input checked="" type="checkbox"/> Yes - if yes, state date and method <u>3/1/22 - email</u> <input type="checkbox"/> No - if no, describe why not (in outreach attachment)	

Last updated: November 10, 2020

Return completed form to rezoning@denvergov.org

201 W. Colfax Ave., Dept. 205

Denver, CO 80202

720-865-2974 • rezoning@denvergov.org

**REVIEW CRITERIA - AFFIRM THE PROPOSED ADU REZONING COMPLIES WITH THE CRITERIA BELOW BY CHECKING THE BOX NEXT TO EACH CRITERION**

<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check box to the right to affirm) DZC Sec. 12.4.10.7</p>	<p><input checked="" 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><b>Denver Comprehensive Plan 2040</b> The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:</p> <ul style="list-style-type: none"> <li>• <b>Goal 2, Strategy A. Equitable, Affordable and Inclusive</b> – "Create a greater mix of housing options in every neighborhood for all individuals and families" (p. 28). The proposed zone district allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit neighborhoods.</li> <li>• <b>Goal 8, Strategy A. Environmentally Resilient</b> - "Promote infill development where infrastructure and services are already in place" (p. 54). The proposed map amendment will allow an additional housing unit on the site of an existing home where infrastructure and services such as water, stormwater, and streets already exist. This allows Denver to grow responsibly and promotes land conservation.</li> </ul> <p><b>Blueprint Denver</b> The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and strategies in <i>Blueprint Denver</i>, including:</p> <ul style="list-style-type: none"> <li>• <b>Policy 4, Strategy E</b> - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.</li> </ul> <p>Neighborhood/ Small Area Plan (list all, if applicable): <u>East Central Area Plan 2020</u></p>
<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check boxes to affirm) DZC Sec. 12.4.10.7</p>	<p><input checked="" 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 checked="" 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> The proposed map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted plan, including <i>Blueprint Denver</i> which recommends "the expansion of accessory dwelling units throughout all residential areas" (<i>Blueprint Denver</i>, p. 84).</p>

<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria.</p> <p>(Check boxes to affirm.)</p> <p>DZC Sec. 12.4.10.8</p>	<p><input checked="" type="checkbox"/> <b>Justifying Circumstances - One of the following circumstances exists:</b>          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> <ul style="list-style-type: none"> <li>a. Changed or changing conditions in a particular area, or in the city generally; or</li> <li>b. A City adopted plan; or</li> <li>c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</li> </ul> <p>The proposed map amendment application identifies the adoption of <i>Blueprint Denver</i> as the Justifying Circumstance. As discussed above, <i>Blueprint Denver</i> specifically recommends the city diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. The plan was adopted after the date of approval of the existing zone districts. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.</p> <p><input checked="" 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>The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed <u>U-SD-C1</u> Zone District.</p>
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**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 (e.g. Assessor's record, property deed, etc). Proof of ownership 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.

**ADDITIONAL ATTACHMENTS (IF APPLICABLE)**

Please check boxes identifying additional attachments provided with this application (note that more information may be required. Please confirm with your pre-application/case manager prior to submittal.):

- Written Narrative Explaining Project
- Site Plan/ Drawings (if available)
- Narrative describing any outreach to City Council office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors.
- 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 an LLC/trust as owner, this is required.)

Please list any other additional attachments:

- Included letters to each RNO and City Council Offices

- Included letter sent to property neighbors

- Included emails of support from neighbors (received as of 3/4/22)



# REZONING GUIDE

## 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>	01/01/12	(A)	YES
<i>Anna Jillson</i> <i>Zaga Design Group</i>	<i>715 Adams</i> <i>Denver, CO</i>	<i>100%</i>	<i>[Signature]</i>	<i>3/4/22</i>	<i>B) Warranty Deed</i>	<i>YES</i>

Last updated: November 10, 2020

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Denver, CO 80202

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May 5, 2022

**APPROVED**

**RE: Rezoning Application for 715 N Adams Street**

**Legal Description:** Lots 27 and 28 Block 332, except the rear westerly 6 feet, Capitol Avenue Subdivision Third Filing, City and County of Denver, State of Colorado.



12/08/2020 10:37 AM  
City & County of Denver  
Electronically Recorded

R \$18.00

WD

D \$172.50

WHEN RECORDED RETURN TO:  
Wendy Gerhart Ramsey and George  
Edward Ramsey, IV  
715 North Adams Street  
Denver, CO 80206



*First American*

File Number: 5506-3595069

**WARRANTY DEED**

**THIS DEED**, Made this 12<sup>th</sup> day of November, 2020, between **Reimann Revocable Trust** of the County of Denver and State of Colorado, grantor, and **Wendy Gerhart Ramsey and George Edward Ramsey, IV** whose legal address is 715 North Adams Street, Denver, CO 80206 of the County of Denver and State of Colorado, grantee:

**WITNESSETH**, That the grantor, for and in consideration of the sum of **ONE MILLION SEVEN HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$1,725,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs, successors and assigns forever, as Tenants in Common, all the real property, together with improvements, if any, situate, lying and being in the County of Denver, State of Colorado, described as follows:

**LOTS 27 AND 28, BLOCK 332, EXCEPT THE REAR WESTERLY 6 FEET, CAPITOL AVENUE SUBDIVISION THIRD FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

also known by street and number as: **715 North Adams Street, Denver, CO 80206**

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and remainders, rents, issues and profits thereof; and all the estate, right, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the said grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, and except general taxes for the current year and subsequent years, and subject to statutory exceptions.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

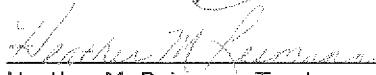
Doc Fee: \$172.50

**IN WITNESS WHEREOF**, The grantor has executed this deed on the date set forth above.

Curt D. Reimann and Heather M. Reimann, co-trustees of the Reimann-Revocable Trust dated February 4, 2011



Curt D. Reimann, Trustee



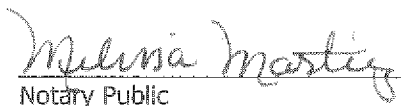
Heather M. Reimann, Trustee

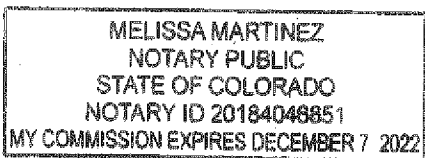
State of **Colorado**

County of **Denver**

The foregoing instrument was acknowledged to before me this 12<sup>th</sup> day of November, 2020 by **Curt D. Reimann and Heather M. Reimann, Trustees of the Reimann Revocable Trust.**

Witness my hand and official seal,  
My commission expires: 12/07/2022

  
Notary Public





March 4, 2022

**RE: Rezoning Application for 715 Adams Street**

To Whom it May Concern:

We are an architectural firm based out of Northwest Denver with a client at the address of 715 Adams Street. The property currently has an existing 1.5 story 2,699 SF home on their 5,950 SF lot. Our clients want to demo the existing garage and build a new garage that is accessible from the alley, with a second story Accessory Dwelling Unit in the rear portion of their property, but their zoning does not currently allow this. For this reason, we are proposing to change the zoning of this lot from U-SU-C to U-SU-C1. We completed an initial Pre-Application meeting with Rob Haigh from the Community Planning and Development Department for the City of Denver on February 9<sup>th</sup> 2022, and the city was favorable to our request.

We believe that adding an ADU to this property helps address the needs of the growing city of Denver to diversify housing choices. Our proposal coincides with *Blueprint Denver: A Land Use and Transportation Plan (2019)* and *Housing an Inclusive Denver (2018)*, where they reference ADUs being a "tool for affordability and to stabilize residents at risk of displacement." We also believe that this lot is a great fit for the addition of an ADU because of its location and proximity to various transportation corridors, the size of the existing lot and the lot's consistency with the surrounding zone districts. We intend to design the ADU with respect to surrounding neighborhood context and forms with the architectural style.

We completed our PreApp meeting with Rob Haigh from the Community Planning and Development Department on February 9<sup>th</sup> 2022, and I've attached the research document he provided to us in the meeting with this submittal.

On February 15<sup>th</sup> 2022, we sent out letters to the adjacent neighbors within 200FT of the property to inform them of our intention. The homeowners also reached out personally to the neighbors with whom they were able to contact. As of today, we have received three emails from neighbors in support of the Rezone.

On March 1<sup>st</sup> 2022, we emailed the following RNO's and City Council offices to notify them of our intent for rezoning:





1. 7<sup>th</sup> Ave Neighborhood Association
2. Council District 10
3. Council District at Large
4. Capitol Hill United Neighborhoods
5. Congress Park Neighbors
6. Inter-Neighborhood Cooperation

We are currently in the process of receiving their responses, and several have placed us on their meeting agendas, for the consideration of the requested Rezone. Councilman Hinds office responded that they do not provide letters of support or disapproval, as their stance is to limit politics in this process and keep the prescriptive procedure in place.

Please feel free to reach out with any questions or additional documentation required. Thank you for your consideration.

Sincerely,

Sandra K. Thompson, AIA



February 25, 2022

RE: Rezoning Application for 715 Adams Street

To Whom it May Concern-

We, George & Wendy Ramsey, the owners of the property located at 715 Adams Street in Denver, Colorado authorize Zaga Design Group to act as our agent for all submittals at the City and County of Denver.

Sincerely,

George Ramsey

Date

Wendy Ramsey

Date



February 15, 2022

**RE: Rezoning Application for 715 Adams Street**

To Whom it May Concern:

We are an architectural firm based out of Northwest Denver with a client at the address of 715 Adams Street. The property currently has an existing 1.5 story 2,699 SF home on their 5,950 SF lot. Our clients want to demo the existing garage and build a new garage that is accessible from the alley, with a second story Accessory Dwelling Unit in the rear portion of their property, but their zoning does not currently allow this. For this reason, we are proposing to change the zoning of this lot from U-SU-C to U-SU-C1. We completed an initial Pre-Application meeting with Rob Haigh from the Community Planning and Development Department for the City of Denver on February 9<sup>th</sup> 2022, and the city was favorable to our request.

As part of our clients' efforts to be a good neighbor, we wanted to notify you of the intent for rezoning of this property. We intend to design the ADU with respect to the architectural style of the surrounding neighborhood context and forms.

We are in the process of reaching out to various Registered Neighborhood Organizations in the area. We have been asked to provide written support (email is acceptable) of all our clients' immediate neighbors. We would value any letters to the city with support from you.

Please use the following email for written support to: [anna@zagadesigngroup.com](mailto:anna@zagadesigngroup.com).

Thank you for your time in reviewing our letter. We hope to hear from you soon!

Sincerely,

A handwritten signature in black ink, appearing to read 'SKT', followed by a horizontal line.

Sandra K. Thompson, AIA

Owner | Principal Architect

Zaga Design Group, Inc.



PRICE: 84.33  
 LITERS: 1.0000000000000000  
 70200640000163019708  
 DENVER, CO 80206  
 WEIGHT: 0.30 OZ  
 ESTIMATED DELIVERY DATE: THU 02/17/2022  
 TRACKING #: 70200640000163019708  
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 LITERS: 1.0000000000000000  
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 DENVER, CO 80206  
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 DENVER, CO 80206  
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 DENVER, CO 80206  
 WEIGHT: 0.30 OZ  
 ESTIMATED DELIVERY DATE: THU 02/17/2022  
 TRACKING #: 70200640000163019913



ALCOTT  
 3700 TENNYSON ST  
 DENVER, CO 80212-9998  
 (800) 275-8777

02/15/2022 02:39 PM

Product	Qty	Unit Price	Price
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First-Class Mail® Letter	1		\$0.58
Denver, CO 80206			
Weight: 0 lb 0.30 oz			
Estimated Delivery Date			
Thu 02/17/2022			
Certified Mail®			\$3.75
Tracking #:			
70200640000163019708			
<b>Total</b>			<b>\$4.33</b>

First-Class Mail® Letter	1		\$0.58
Denver, CO 80206			
Weight: 0 lb 0.30 oz			
Estimated Delivery Date			
Thu 02/17/2022			
Certified Mail®			\$3.75
Tracking #:			
70200640000163019715			
<b>Total</b>			<b>\$4.33</b>

First-Class Mail® Letter	1		\$0.58
Denver, CO 80206			
Weight: 0 lb 0.30 oz			
Estimated Delivery Date			
Thu 02/17/2022			
Certified Mail®			\$3.75
Tracking #:			
70200640000163019722			
<b>Total</b>			<b>\$4.33</b>

First-Class Mail® Letter	1		\$0.58
Denver, CO 80206			
Weight: 0 lb 0.30 oz			
Estimated Delivery Date			
Thu 02/17/2022			
<b>Total</b>			<b>\$4.33</b>

First-Class Mail® Letter	1		\$0.58
Denver, CO 80206			
Weight: 0 lb 0.30 oz			
Estimated Delivery Date			
Thu 02/17/2022			
Certified Mail®			\$3.75
Tracking #:			
70200640000163019913			
<b>Total</b>			<b>\$4.33</b>

**Grand Total: \$86.60**

Debit Card Remitted \$86.60  
 Card Name: VISA  
 Account #: XXXXXXXXXXXX1922  
 Approval #: 014856  
 Transaction #: 926  
 Receipt #: 042825  
 Debit Card Purchase: \$86.60  
 AID: A000000980840 Chip  
 AL: US DEBIT  
 PIN: Verified

\*\*\*\*\*  
 USPS is experiencing unprecedented volume increases and limited employee availability due to the impacts of COVID-19. We appreciate your patience.  
 \*\*\*\*\*

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit [www.usps.com](http://www.usps.com) USPS Tracking or call 1-800-222-1811.

Preview your Mail  
 Track your Packages  
 Sign up for FREE @  
<https://informedelivery.usps.com>

All sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business.

Tell us about your experience. Go to: <https://postalexperience.com/Pos> or scan this code with your mobile device.



or call 1-800-410-7420.

**Subject:** 715 Adams Street

**Date:** Thursday, February 24, 2022 at 8:12:00 AM Mountain Standard Time

**From:** Sean Rae

**To:** Anna Jillson

Hello Sandra,

I'm the current owner of 748 Adams Street and fully support the your clients in building second story Accessory Dwelling unit and rezoning.

Let me know if you need any additional support.

Thanks

Sean

**Subject:** Garage remodeling at 715 Adams St

**Date:** Friday, February 18, 2022 at 1:32:40 PM Mountain Standard Time

**From:** pwalravens@yahoo.com

**To:** Anna Jillson

The mail is in support of the plans to remodel the rear portions of the Ramsey's house at 715 Adams street, a much needed project.

Philippe and Nicole walravens  
722 Adams St  
denver, CO 80206

[Sent from Yahoo Mail for iPad](#)

**Subject:** 715 Adams St modification

**Date:** Saturday, February 26, 2022 at 3:48:37 PM Mountain Standard Time

**From:** Harry Lindmark

**To:** Anna Jillson

Good afternoon. I received your letter regarding modifications at 715 Adams St. The "certified" letter I received had been damaged by the USPS so I only received the right half of the correspondence. Can you email me a copy of the entire letter?

That said, I don't have any objection to the modifications that are proposed (new garage, modification to yard, addition of ADU). I think the changes would be a nice addition to the neighborhood.

Contact me if you have questions. Thanks

--

Harry Lindmark  
747 Adams St.  
Denver, CO 80206

Property owner: Christine Lindmark Living Trust.

[harry.lindmark@gmail.com](mailto:harry.lindmark@gmail.com)

720-243-4107





March 1, 2022

**RE: Rezoning Application for 715 Adams Street**  
**Council District 10**  
**Attn: Chris Hinds**

We are an architectural firm based out of Northwest Denver with a client at the address of 715 Adams Street. The property currently has an existing 1.5 story 2,699 SF home on their 5,950 SF lot. Our clients want to demo the existing garage and build a new garage that is accessible from the alley, with a second story Accessory Dwelling Unit in the rear portion of their property, but their zoning does not currently allow this. For this reason, we are proposing to change the zoning of this lot from U-SU-C to U-SU-C1. We completed an initial Pre-Application meeting with Rob Haigh from the Community Planning and Development Department for the City of Denver on February 9<sup>th</sup> 2022, and the city was favorable to our request.

As part of our efforts to be a good neighbor, we wanted to notify you of our intent for the rezoning of this property. We believe that adding an ADU to this property helps address the needs of the growing city of Denver to diversify housing choices. Our proposal coincides with *Blueprint Denver: A Land Use and Transportation Plan (2019)* and *Housing an Inclusive Denver (2018)*, where they reference ADUs being a "tool for affordability and to stabilize residents at risk of displacement." We also believe that this lot is a great fit for the addition of an ADU because of its location and proximity to various transportation corridors, the size of the existing lot and the lot's consistency with the surrounding zone districts. We intend to design the ADU with respect to surrounding neighborhood context and forms with the architectural style.

We are in the process of reaching out to the City Council office and various Registered Neighborhood Organizations in the area, along with the neighbors immediately adjacent to the property. We have been asked to provide written support (email is acceptable). We would value any letters to the city with support from you, and welcome any feedback you may have for us regarding this proposal.

Please use the following email for written support to: [anna@zagadesigngroup.com](mailto:anna@zagadesigngroup.com). Thank you for your time in reviewing our letter. We hope to hear from you soon!

Sincerely,

A handwritten signature in black ink, appearing to read 'SKT', with a horizontal line extending to the right.

Sandra K. Thompson, AIA  
Owner | Principal Architect  
Zaga Design Group, Inc.



March 1, 2022

**RE: Rezoning Application for 715 Adams Street**  
**Capitol Hill United Neighborhoods, Inc.**  
**Attn: Travis Leiker**

We are an architectural firm based out of Northwest Denver with a client at the address of 715 Adams Street. The property currently has an existing 1.5 story 2,699 SF home on their 5,950 SF lot. Our clients want to demo the existing garage and build a new garage that is accessible from the alley, with a second story Accessory Dwelling Unit in the rear portion of their property, but their zoning does not currently allow this. For this reason, we are proposing to change the zoning of this lot from U-SU-C to U-SU-C1. We completed an initial Pre-Application meeting with Rob Haigh from the Community Planning and Development Department for the City of Denver on February 9<sup>th</sup> 2022, and the city was favorable to our request.

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We are in the process of reaching out to various Registered Neighborhood Organizations in the area, along with the neighbors immediately adjacent to the property. We have been asked to provide written support (email is acceptable) from the RNOs. We would value any letters to the city with support from you, and welcome any feedback you may have for us regarding this proposal.

Please use the following email for written support to: [anna@zagadesigngroup.com](mailto:anna@zagadesigngroup.com). Thank you for your time in reviewing our letter. We hope to hear from you soon!

Sincerely,

Sandra K. Thompson, AIA  
Owner | Principal Architect  
Zaga Design Group, Inc.



March 1, 2022

**RE: Rezoning Application for 715 Adams Street  
7<sup>th</sup> Avenue Neighborhood Association  
Attn: Jesse Morreale**

We are an architectural firm based out of Northwest Denver with a client at the address of 715 Adams Street. The property currently has an existing 1.5 story 2,699 SF home on their 5,950 SF lot. Our clients want to demo the existing garage and build a new garage that is accessible from the alley, with a second story Accessory Dwelling Unit in the rear portion of their property, but their zoning does not currently allow this. For this reason, we are proposing to change the zoning of this lot from U-SU-C to U-SU-C1. We completed an initial Pre-Application meeting with Rob Haigh from the Community Planning and Development Department for the City of Denver on February 9<sup>th</sup> 2022, and the city was favorable to our request.

As part of our efforts to be a good neighbor, we wanted to notify you of our intent for the rezoning of this property. We believe that adding an ADU to this property helps address the needs of the growing city of Denver to diversify housing choices. Our proposal coincides with *Blueprint Denver: A Land Use and Transportation Plan (2019)* and *Housing an Inclusive Denver (2018)*, where they reference ADUs being a “tool for affordability and to stabilize residents at risk of displacement.” We also believe that this lot is a great fit for the addition of an ADU because of its location and proximity to various transportation corridors, the size of the existing lot and the lot’s consistency with the surrounding zone districts. We intend to design the ADU with respect to surrounding neighborhood context and forms with the architectural style.

We are in the process of reaching out to various Registered Neighborhood Organizations in the area, along with the neighbors immediately adjacent to the property. We have been asked to provide written support (email is acceptable) from the RNOs. We would value any letters to the city with support from you, and welcome any feedback you may have for us regarding this proposal.

Please use the following email for written support to: [anna@zagadesigngroup.com](mailto:anna@zagadesigngroup.com). Thank you for your time in reviewing our letter. We hope to hear from you soon!

Sincerely,

Sandra K. Thompson, AIA  
Owner | Principal Architect  
Zaga Design Group, Inc.



March 1, 2022

**RE: Rezoning Application for 715 Adams Street**  
**Congress Park Neighbors, Inc**  
**Attn: Victoria Eppler**

We are an architectural firm based out of Northwest Denver with a client at the address of 715 Adams Street. The property currently has an existing 1.5 story 2,699 SF home on their 5,950 SF lot. Our clients want to demo the existing garage and build a new garage that is accessible from the alley, with a second story Accessory Dwelling Unit in the rear portion of their property, but their zoning does not currently allow this. For this reason, we are proposing to change the zoning of this lot from U-SU-C to U-SU-C1. We completed an initial Pre-Application meeting with Rob Haigh from the Community Planning and Development Department for the City of Denver on February 9<sup>th</sup> 2022, and the city was favorable to our request.

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Sincerely,

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Sandra K. Thompson, AIA  
Owner | Principal Architect  
Zaga Design Group, Inc.



March 1, 2022

**RE: Rezoning Application for 715 Adams Street  
Council District at Large**

To Whom it May Concern:

We are an architectural firm based out of Northwest Denver with a client at the address of 715 Adams Street. The property currently has an existing 1.5 story 2,699 SF home on their 5,950 SF lot. Our clients want to demo the existing garage and build a new garage that is accessible from the alley, with a second story Accessory Dwelling Unit in the rear portion of their property, but their zoning does not currently allow this. For this reason, we are proposing to change the zoning of this lot from U-SU-C to U-SU-C1. We completed an initial Pre-Application meeting with Rob Haigh from the Community Planning and Development Department for the City of Denver on February 9<sup>th</sup> 2022, and the city was favorable to our request.

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We are in the process of reaching out to the City Council office and various Registered Neighborhood Organizations in the area, along with the neighbors immediately adjacent to the property. We have been asked to provide written support (email is acceptable) from the RNOs. We would value any letters to the city with support from you, and welcome any feedback you may have for us regarding this proposal.

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Sincerely,

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Sandra K. Thompson, AIA  
Owner | Principal Architect  
Zaga Design Group, Inc.



March 1, 2022

**RE: Rezoning Application for 715 Adams Street**  
**Inter-Neighborhood Cooperation**  
**Attn: Loretta Koehler**

We are an architectural firm based out of Northwest Denver with a client at the address of 715 Adams Street. The property currently has an existing 1.5 story 2,699 SF home on their 5,950 SF lot. Our clients want to demo the existing garage and build a new garage that is accessible from the alley, with a second story Accessory Dwelling Unit in the rear portion of their property, but their zoning does not currently allow this. For this reason, we are proposing to change the zoning of this lot from U-SU-C to U-SU-C1. We completed an initial Pre-Application meeting with Rob Haigh from the Community Planning and Development Department for the City of Denver on February 9<sup>th</sup> 2022, and the city was favorable to our request.

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Zaga Design Group, Inc.