

## 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	Bejan Saeedi and Brittney Henderson	Representative Name	Brandon Tripp, Tripp Design Group
Address	1645 Grape Street	Address	2762 South Meade St
City, State, Zip	Denver, Colorado 80220	City, State, Zip	Denver, Colorado 80236
Telephone	719.859.2739	Telephone	720.445.5614
Email	bejansaeedi@gmail.com	Email	brandon@trippdesigngroup.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):	1645 Grape Street Denver, Colorado 80220		
Assessor's Parcel Numbers:	01314-25-015-000		
Area in Acres or Square Feet:	6,500 square feet		
Current Zone District(s):	U-SU-C		
PROPOSAL			
Proposed Zone District:	U-SU-C1		
PRE-APPLICATION INFORMATION			
Did you receive and review the slide deck: "Constructing an Accessory Dwelling Unit"?	<input checked="" type="checkbox"/> <b>Yes - I have received and reviewed this information</b> <input type="checkbox"/> <b>No - I have not received these slides</b>		
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> <b>Yes - if yes, state date and method</b> <u>6/20/2023 - Zoom Call</u> <input type="checkbox"/> <b>No - if no, describe why not (in outreach attachment)</b>		

**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 - Diversify housing choice</b> through the expansion of accessory dwelling units throughout all residential areas.</li> </ul> <p>Neighborhood/ Small Area Plan (list all, if applicable): <u>East Area Plan</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></p> <p>The proposed map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted plan, including Blueprint Denver 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 Rezonings: 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><span style="border: 1px solid red; padding: 2px;">b. A City adopted plan; or</span></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-SU-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 planner 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 document is required.)

Please list any other additional attachments:

## 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
<b>BEJAN SAEEDI</b>	1645 N. Grape St. Denver, CO 80220 719.859.2739 bejansaeedi@gmail.com	100%	<i>B. Saeedi</i>	06/30/2023	(A)	YES
<b>BRITTNEY HENDERSON</b>	1645 N. Grape St. Denver, CO 80220 brittney.r.henderson@gmail.com	100%	<i>B. Henderson</i>	09/06/2023	(A)	YES

## **Land Description for 1645 N Grape Street**

LOTS 40 AND 41, BLOCK 35, DOWNINGTON, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

# 1645 N GRAPE ST

<b>Owner</b>	HENDERSON,BRITTNEY R SAEEDI,BEJAN J 1645 GRAPE ST DENVER, CO 80220-1348
<b>Schedule Number</b>	01314-25-015-000
<b>Legal Description</b>	DOWNINGTON 01314 B35 L40 & 41
<b>Property Type</b>	SFR Grade B
<b>Tax District</b>	DENVER

## Print Summary

Property Description			
<b>Style:</b>	13: 1 STORY	<b>Building Sqr. Foot:</b>	1062
<b>Bedrooms:</b>	2	<b>Baths Full/Half:</b>	2/0
<b>Effective Year Built:</b>	1933	<b>Basement/Finish:</b>	1062/1062
<b>Lot Size:</b>	6,500	<b>Zoned As:</b>	U-SU-C

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

Current Year				
	Actual	Assessed	Exempt	
Land		\$483,000	\$31,660	\$0
Improvements		\$346,200	\$23,420	
<b>Total</b>		<b>\$829,200</b>	<b>\$55,080</b>	

Prior Year				
	Actual	Assessed	Exempt	
Land		\$386,400	\$26,850	\$0
Improvements		\$238,200	\$16,550	
<b>Total</b>		<b>\$624,600</b>	<b>\$43,400</b>	

## Real Estates Property Taxes for current tax year

### System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy \* 79..525 \*

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid	2/13/2023	6/9/2023	
Original Tax Levy	\$1,449.35	\$1,449.35	\$2,898.70
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$1,449.35	\$1,449.35	\$2,898.70
Due	\$0.00	\$0.00	\$0.00

## Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N		
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$2,798.94**

## Assessed Value for the current tax year

Assessed Land	\$26,850.00	Assessed Improvements	\$16,550.00
Exemption	\$0.00	Total Assessed Value	\$43,400.00

**TO:** Denver Planning Board  
**FROM:** Brandon Tripp, Tripp Design Group, LLC  
**DATE:** June 30, 2023  
**RE:** Applicant request for re-zoning

### **Request for Rezoning**

Address: 1645 N. Grape Street  
Neighborhood/Council District and CM: South Park Hill / Council District 8, CM Herndon  
RNOs: Inter-Neighborhood Cooperation (INC), Greater Park Hill Community Inc., Opportunity Corridor Coalition of United Residents, City Park Friends and Neighbors, Strong Denver  
Area of Property: 6,500 square feet  
Current Zoning: U-SU-C  
Proposed Zoning: U-SU-C1  
Property Owner: Bejan Saeedi  
Owner Representative: Brandon Tripp, Owner/Architect  
Tripp Design Group, LLC

Thank you for accepting our re-zoning application for the property at 1645 N. Grape Street, Denver, Colorado 80220, Parcel Number: 01314-25-015-000. The current zoning is U-SU-C and the requested zoning is U-SU-C1.

### **Reason for request of re-zoning**

The applicant requests a re-zoning from U-SU-C to U-SU-C1 because he would like to build an ADU in the rear of his property, consistent with the Denver Comprehensive Plan 2040, Blueprint Denver, East Area Plan and for the additional reasons below.

Below is a narrative to address the Rezoning Review Criteria on page 2 of the re-zoning application.

Review Criteria Narrative below describes how the requested zone district (U-SU-C1) is consistent with the policies and recommendations found in each of the adopted plans below. We have taken some of the goals, strategies, and visions from each of the three plans (DCP 2040, Denver Blueprint and the East Area Plan), copied them below, in some cases paraphrased (in bold) and wrote our response (in blue) Section 1-3 and reasons why our re-zoning application supports these goals, strategies and visions. Sections 4-5 describe how we meet the Review Criteria. In this narrative, we are calling the property at 1645 N. Grape Street, the “subject property”.

#### **1. Denver Comprehensive Plan 2040**

- **Vision Elements: Equitable, Affordable, and Inclusive (pg.28)**
  - a. **Goal 2 Strategy A:** Create a greater mix of housing options in every neighborhood for all individuals and families.
    - i. **By allowing the subject property to build an ADU with approval of the re-zoning request, this adds to Denver’s stock of housing and a greater mix of housing options.**



- **Vision Elements: Strong and Authentic Neighborhoods (pg.34)**
  - a. **Goal 1 Strategy B:** Ensure neighborhoods offer a mix of housing types
    - i. ADU's are in general more affordable and add to the variety of housing options in Denver
  
- **Neighborhood Context (pg. 36)**
  - a. **Urban Land Use:** Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas.
    - i. The zoning change will only add the ability to build a small accessory dwelling unit in the rear of the property and still be supported by the definition of Urban Land Use
  
- **Environmentally Resilient (pg. 50)**
  - b. **Goal 8 Strategy A:** Promote infill development where infrastructure and services are already in place.
    - i. The zoning change aligns with this goal in adding development where infrastructure already exists

## 2. Blueprint Denver

- **Concept 03: Expanding Housing and Job Diversity (pg. 40)**
  - a. Second paragraph states, "A diverse range of housing options – including different prices, sizes, types and a mix of rental and for-sale – is key to encouraging complete neighborhoods where families and households of all types and incomes can choose to live. Housing diversity includes the single-unit homes that are already found in many Denver neighborhoods, as well as units of different types and sizes that can complement the existing single-unit pattern of an area. The vision is for every neighborhood in Denver to offer affordable housing options.
  - b. Fifth paragraph states, "The vision of an Inclusive Denver relies on a diverse range of residents, businesses, and employees. Areas that become too homogeneous and exclusive threaten that vision by reducing or eliminating choice for anyone but the most affluent and privileged. A lack of housing options of various sizes and prices often means certain populations – including families, the elderly, and people with disabilities – are not able to live in neighborhoods of their choice. Increasing the range of housing and job options will also advance the important goal to maintain and increase racial, ethnic, and socioeconomic diversity in Denver's neighborhoods."
    - i. We believe that adding more ADU's to Denver's housing stock creates a more diverse range of housing options to form more complete neighborhoods.

- **Growth Areas Strategy:**

- a. All other areas of the city (pg. 51)
  - i. Most growth is guided by regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city, like the subject property, are still expected to see some growth, however more limited. We believe adding more ADU's to Denver's stock of housing aligns with the goals of growth for the city.

- **Urban Land Use – Low Residential Areas (page 214)**

- a. Predominantly single- and two-unit uses on smaller lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible...
  - i. Creating more accessory dwelling units aligns with this statement in Blueprint Denver for Urban Land Use.

- **Policy 4, Strategy E**

- b. Diversify housing choice through expansion of accessory dwelling units throughout all residential areas
  - i. Creating more accessory dwelling units aligns with this policy and strategy.

### 3. **East Area Plan**

- **East Area Plan Updates to Blueprint Denver Places (page 27)**

- a. Low Residential – these areas are predominantly single- and two-unit uses. Accessory dwelling units are appropriate and should be thoughtfully integrated throughout.
- b. Low Residential: Single-Unit – This subcategory is recommended in areas where single-unit homes with accessory dwelling units are appropriate. Additional primary units would only be appropriate where they already exist or as determined through a future regulatory process to integrate missing middle housing in some locations (See Policy L6)
  - i. Our re-zoning request supports this goal of the East Area Plan by integrating an accessory dwelling unit where it is appropriate.

**4. Denver Zoning Code Review Criteria**

- **The proposed re-zoning furthers the public health, safety, and general welfare**

a. Justifying Circumstances

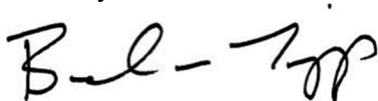
- i. Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change is a change to a city adopted plan

b. Consistency with Neighborhood Context, Zone District Purpose, and Intent Statement

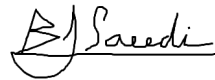
- i. The Urban neighborhood context is primarily characterized by single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas.
- ii. The General Purpose Intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context. There are single unit districts that allow detached accessory dwelling units in the rear of the yard, maintaining the single unit character at the street.
- iii. Single Unit C1 (U-SU-C1) is a single unit district allowing urban houses and detached accessory dwelling units within the minimum zone lot area of 5,500 square feet. Blocks typically have a consistent pattern of 50-foot-wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-C but allowing a detached accessory dwelling unit building in the rear yard.

In conclusion, we believe re-zoning the subject property from a U-SU-C to a U-SU-C1 zone district provides for minimal impact to the neighborhood context but will help further the goals of all three plans listed above and help to add to Denver's housing stock by allowing us to build a modest ADU with similar character to the existing neighborhood.

Sincerely,



Brandon Tripp, NCARB, AIA  
Tripp Design Group, LLC  
Owner Representative



Bejan Saeedi  
1645 N. Grape Street  
Denver, Colorado 80220  
Property Owner



Brittney Henderson  
1645 N. Grape Street  
Denver, Colorado 80220  
Property Owner



**TO:** Denver Planning Board  
**FROM:** Brandon Tripp, Tripp Design Group, LLC  
**DATE:** June 30, 2023  
**RE:** Applicant request for re-zoning

### Request for Rezoning

Address: 1645 N. Grape Street  
Neighborhood/Council District and CW: South Park Hill / Council District 8, CM Herndon  
RNOs: Inter-Neighborhood Cooperation (INC), Greater Park Hill Community Inc., Opportunity Corridor Coalition of United Residents, City Park Friends and Neighbors, Strong Denver  
Area of Property: 6,500 square feet  
Current Zoning: U-SU-C  
Proposed Zoning: U-SU-C1  
Property Owner: Bejan Saeedi  
Owner Representative: Brandon Tripp, Owner/Architect  
Tripp Design Group, LLC

### Outreach Documentation

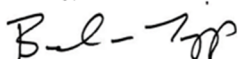
- **Owner Representative Outreach Documentation**
  - 06/20/2023
    - City Council District 08
    - Contact: District 8 City Councilman Chris Herndon
    - Method: Zoom Meeting
    - Details: We spoke over zoom on the date above. Councilman Herndon told us that he was in favor of our re-zoning request, more density and ADU's in general. He also told us that his term is up and a Councilman Darrell Watson will be taking over. He also informed us that he thought we were becoming District 9. We asked Councilman Herndon if we would have to contract Darrell Watson as well and he didn't think we would have to. We received Chris Herndon's full support.
  - 06/29/2023
    - RNO: Inter-Neighborhood Cooperation (INC) ; RNO8
    - Contact: Keith Meyer
    - Method: email (attached)
    - Details: Send an email to Keith on 06/29/2023, regarding our interest in filing an application for re-zoning 03/19/2023

- 06/29/2023
  - RNO: Greater Park Hill Community Organization
  - Contact: Lori Midson
  - Method: email (attached)
  - Details: Send an email to Lori on 06/29/2023, regarding our interest in filing an application for re-zoning
- 06/29/2023
  - RNO: Opportunity Corridor Coalition of United Residents
  - Contact: Donna Garnett
  - Method: email (attached)
  - Details: Send an email to Donna on 06/29/2023, regarding our interest in filing an application for re-zoning
- 06/29/2023
  - RNO: City Park Friends and Neighbors
  - Contact: Georgia McCracken Garnsey
  - Method: email (attached)
  - Details: Send an email to Georgia on 06/29/2023, regarding our interest in filing an application for re-zoning
- 06/29/2023
  - RNO: Strong Denver
  - Contact: John Inzina
  - Method: email (attached)
  - Details: Send an email to Georgia on 06/29/2023, regarding our interest in filing an application for re-zoning
- **Neighborhood Outreach Documentation**
  - 09/21/2023
    - Went door to door to place flyers on neighbors doors within 200'-0 of the subject property address to notify neighbors of our request to re-zone the property. An example of the flyer is below

Hello neighbor,

My name is Brandon Tripp and I am the Owner of Tripp Design Group, representative for the homeowners at 1645 N. Grape Street, Denver, Colorado 80220. We wanted to notify you that we have sent in a re-zoning application to the city of Denver to change our zoning from a U-SU-C to a U-SU-C1, which will allow the homeowner to build an ADU in the rear of their property. There will be a hearing at a future date that you will be notified of by the city of Denver. If approved, I will be designing the ADU and my goal is to respect the Tudor Architectural style of the existing house in the design of the ADU. Please let me know if you have any questions. Thank you.

Sincerely,



Brandon Tripp, NCARB, AIA  
Tripp Design Group, LLC  
Brandon@TrippDesignGroup.com  
720.445.5614

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## Zoom w/Councilman Herndon

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**Guillen, Bonnie K. - CC City Council Aide** <Bonnie.Guillen@denvergov.org> Mon, Jun 12, 2023 at 10:05 AM  
To: Brandon Tripp <brandon@trippdesigngroup.com>

Hi Brandon,

See below for the Zoom information to add to your calendar for Tuesday, 6/20, 1 – 1:30 p.m.

What is the best phone number to reach you at, in case we need to get in touch that day?

Join Zoom Meeting

<https://denvergov-org.zoom.us/j/89117850414>

Meeting ID: 891 1785 0414

Thank you.

Best,

Bonnie



**Bonnie Guillen** | Council Aide  
Office of Councilman Chris Herndon | City and County of  
Denver  
Pronouns | She/Her/Hers  
phone: (720) 337-8888

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Sign up for the District 8 newsletter [here](#)

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**From:** Brandon Tripp <brandon@trippdesigngroup.com>  
**Sent:** Sunday, June 11, 2023 5:38 PM  
**To:** Guillen, Bonnie K. - CC City Council Aide <Bonnie.Guillen@denvergov.org>  
**Subject:** Re: [EXTERNAL] Re: Zoom w/Councilman Herndon

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[Quoted text hidden]



Brandon Tripp <trippdesigngroup@gmail.com>

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## Neighborhood support for re-zoning, 1645 N. Grape Street

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**Brandon Tripp** <brandon@trippdesigngroup.com>

Thu, Jun 29, 2023 at 4:25 PM

To: president@denverinc.org, excomm@denverinc.org

Bcc: Bejan Saeedi <bejansaeedi@gmail.com>, Brittney Henderson <brittney.r.henderson@gmail.com>

Hi Drew,

My name is Brandon Tripp and I am the owner of Tripp Design Group, an Architectural firm representing the property owner at 1645 N. Grape Street, Denver, Colorado 80220

Bejan Saeedi currently owns this lot, which is 6,500 sqft. We are submitting an application for re-zoning from U-SU-C to U-SU-C1 in order for him to be permitted to build an ADU at the rear of his property. We have been through the pre-application process with the city of Denver and have staff support for the re-zoning and have also reached out to the District city councilman and have gotten support.

I will be designing the ADU as well and always put a lot of thought and care into what I design to make sure it adds value to the neighborhood.

We would greatly appreciate it if we could get a letter of support from the Inter-Neighborhood Cooperation. I believe the re-zoning will require a public hearing so we will be in contact about that in the near future, but the city recommended we reach out and talk to you about our project. Feel free to call me if you have any questions. We look forward to hearing from you. Thank you 720.445.5614





Brandon Tripp <trippdesigngroup@gmail.com>

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## Neighborhood Support for re-zoning, 1645 N. Grape Street

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Brandon Tripp <brandon@trippdesigngroup.com>

Thu, Jun 29, 2023 at 4:38 PM

To: "info@greaterparkhill.org" <info@greaterparkhill.org>

Bcc: Brittney Henderson <brittney.r.henderson@gmail.com>, Bejan Saeedi <bejansaeedi@gmail.com>

Good afternoon,

My name is Brandon Tripp and I am the owner of Tripp Design Group, an Architectural firm representing the property owner at 1645 N. Grape Street, Denver, Colorado 80220

Bejan Saeedi currently owns this lot, which is 6,500 sqft. We are submitting an application for re-zoning from U-SU-C to U-SU-C1 in order for him to be permitted to build an ADU at the rear of his property. We have been through the pre-application process with the city of Denver and have staff support for the re-zoning and have also reached out to the District city councilman and have gotten support.

I will be designing the ADU as well and always put a lot of thought and care into what I design to make sure it adds value to the neighborhood.

We would greatly appreciate it if we could get a letter of support from the Greater Park Hill Community Organization. I believe the re-zoning will require a public hearing so we will be in contact about that in the near future, but the city recommended we reach out and talk to you about our project. Feel free to call me if you have any questions. We look forward to hearing from you. Thank you 720.445.



randon Trip <trip\_des\_gngroup@gmail.com>

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## Neighborhood support for re-zoning, 1645 N. Grape Street

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**Brandon Tripp** <brandon@trippdesigngroup.com>

Thu, Jun 29, 2023 at 4:48 PM

To: ggarnsey@ecentral.com

Bcc: Bejan Saeedi <bejansaeedi@gmail.com>, Brittney Henderson <brittney.r.henderson@gmail.com>

Hi Georgia,

My name is Brandon Tripp and I am the owner of Tripp Design Group, an Architectural firm representing the property owner at 1645 N. Grape Street, Denver, Colorado 80220

Bejan Saeedi currently owns this lot, which is 6,500 sqft. We are submitting an application for re-zoning from U-SU-C to U-SU-C1 in order for him to be permitted to build an ADU at the rear of his property. We have been through the pre-application process with the city of Denver and have staff support for the re-zoning and have also reached out to the District city councilman and have gotten support.

I will be designing the ADU as well and always put a lot of thought and care into what I design to make sure it adds value to the neighborhood.

We would greatly appreciate it if we could get a letter of support from the City Park Friends and Neighbors. I believe the re-zoning will require a public hearing so we will be in contact about that in the near future, but the city recommended we reach out and talk to you about our project. Feel free to call me if you have any questions. We look forward to hearing from you. Thank you 720.445.5614



Brandon Tripp <trippdesigngroup@gmail.com>

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## Neighborhood Support for re-zoning, 1645 N. Grape Street

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**Brandon Tripp** <brandon@trippdesigngroup.com>

Thu, Jun 29, 2023 at 4:41 PM

To: director@greaterparkhill.org, chair@greaterparkhill.org

Bcc: Bejan Saeedi <bejansaeedi@gmail.com>, Brittney Henderson <brittney.r.henderson@gmail.com>

Hi Lori - I found your email contact after I had sent the email forwarded below. Let me know if you have any questions. Thank you

[Quoted text hidden]



Brandon Tripp <trippdesigngroup@gmail.com>

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## Neighborhood Support for re-zoning, 1645 N. Grape Street

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**Brandon Tripp** <brandon@trippdesigngroup.com>

Thu, Jun 29, 2023 at 4:45 PM

To: donnagarnett50@gmail.com, kkhdowntown@gmail.com

Bcc: Bejan Saeedi <bejansaeedi@gmail.com>, Brittney Henderson <brittney.r.henderson@gmail.com>

Good afternoon Donna,

My name is Brandon Tripp and I am the owner of Tripp Design Group, an Architectural firm representing the property owner at 1645 N. Grape Street, Denver, Colorado 80220

Bejan Saeedi currently owns this lot, which is 6,500 sqft. We are submitting an application for re-zoning from U-SU-C to U-SU-C1 in order for him to be permitted to build an ADU at the rear of his property. We have been through the pre-application process with the city of Denver and have staff support for the re-zoning and have also reached out to the District city councilman and have gotten support.

I will be designing the ADU as well and always put a lot of thought and care into what I design to make sure it adds value to the neighborhood.

We would greatly appreciate it if we could get a letter of support from the Opportunity Corridor Coalition of United Residents. I believe the re-zoning will require a public hearing so we will be in contact about that in the near future, but the city recommended we reach out and talk to you about our project. Feel free to call me if you have any questions. We look forward to hearing from you. Thank you 720.445.5614



Brandon Tripp <trippdesigngroup@gmail.com>

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## Neighborhood support for re-zoning, 1645 N. Grape Street

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Brandon Tripp <brandon@trippdesigngroup.com>

Thu, Jun 29, 2023 at 4:50 PM

To: DenverVoters@gmail.com

Cc: Bejan Saeedi <bejansaeedi@gmail.com>, Brittney Henderson <brittney.r.henderson@gmail.com>

Hi John,

My name is Brandon Tripp and I am the owner of Tripp Design Group, an Architectural firm representing the property owner at 1645 N. Grape Street, Denver, Colorado 80220

Bejan Saeedi currently owns this lot, which is 6,500 sqft. We are submitting an application for re-zoning from U-SU-C to U-SU-C1 in order for him to be permitted to build an ADU at the rear of his property. We have been through the pre-application process with the city of Denver and have staff support for the re-zoning and have also reached out to the District city councilman and have gotten support.

I will be designing the ADU as well and always put a lot of thought and care into what I design to make sure it adds value to the neighborhood.

We would greatly appreciate it if we could get a letter of support from Strong Denver. I believe the re-zoning will require a public hearing so we will be in contact about that in the near future, but the city recommended we reach out and talk to you about our project. Feel free to call me if you have any questions. We look forward to hearing from you. Thank you 720.445.5614

Denver Planning /Rezoning  
06/30/2023

I, Bejan Saeedi and Brittney Henderson are the owners of 1645 N. Grape Street, Denver, Colorado 80220. We are authorizing Brandon Tripp of Tripp Design Group, LLC to represent us regarding the request for re-zoning for my property.



Bejan Saeedi  
1645 N. Grape Street, Denver, Colorado 80220  
719.859.2739



Brittney Henderson  
1645 N. Grape Street, Denver, Colorado 80220