

Dear Members of the Planning Board,

I writing to you to express our concerns about the rezoning request on the property at 1576 S Josephine St., Denver, Colorado. First, let me state I am writing this letter with my elderly Mother who lives directly behind this property.

I have been corresponding with Edson Ibanz about our concerns. I first contacted Mr. Ibanz about the size of the third floor of this construction. To me, it appeared too large for the lot size and additionally it was obstructing my mother's view of the mountains which she has enjoyed for so many years. He assured me it complied with all the zoning requirements. I initially thought that the rezoning notification that we received was the adding of the third floor to the home. A week or two later, he then let me know that there was going to be a hearing asking for a zoning change on the property that included an additional dwelling unit. He was kind enough to pass on the public documents so that we could be aware.

In these documents, Ms. Olson of Lioness Investments, the owner of the property at 1576 S Josephine, stated that she had talked to the neighbors and everyone thought it was a great idea to add an additional dwelling above the garage. Well, that is not exactly true. My mother and her neighbor to the north, whose property is also impacted by this rezoning change, had no idea this was occurring. No one had contacted either of them about the new construction. I want to thank Mr. Ibanz for passing on this information to us. If it were not for him, we would have been totally unaware of what the rezoning requested. This is not a good situation and totally unfair to the neighbors who have been there for years and are directly impacted by this change.

We wish for you to consider not allowing this zoning change. It is possible that if an additional dwelling is allowed, it could be used as an Air B and B, or a short- or long-term rental unit. We are aware that it is to be a single-family dwelling, but the use of this permanent structure could easily be abused or changed in the future. We know of situations in Denver that additional dwellings have been rented out even though it is a violation of the zoning ordinance. We have noticed that Lioness Investments builds homes, apparently occupies them for a year or two and moves on to a new construction. Who knows what the next owner will do with this additional dwelling unit? We have also driven around the neighborhood and have not noticed any garages with an additional dwelling on top. This would be one of the first in the neighborhood and we just do not think it is appropriate. Once built, this cannot be undone. The neighborhood is changing, larger homes are replacing the smaller bungalows. We do not believe it is in the best interest of the neighborhood to include an additional dwelling unit above garages.

An examination of the blueprints submitted with the application reveals that there is only a 4-foot setback from the alley for the garage and ADU. If you are going to grant this request, It would be beneficial if you would consider requiring the proposed structure to be moved further to the west.

In addition to the above, my mother will be essentially looking at a two-story wall from her patio and back yard which she enjoys. This has the potential of lowering her real estate value.

Hopefully, you will consider our situation. It would be greatly appreciated.

1573 S. Columbine ST

Beverly J. Cotten
Susan Haffke

1565 S. Columbine

Aug E. Schwann



Community Planning and Development Department
Attention: Edson Ibañez
201 W. Colfax Avenue
Denver, CO 80202

RE: Rezoning request at 1576 S. Josephine Street, Denver, CO, 80210, case #2019I-00207

Mr. Ibañez,

Regarding the proposed rezoning application for the property located at 1576 S. Josephine Street, Denver, 80210, in the Cory Merrill Neighborhood, slated to be discussed at the January 6th meeting of the Community Planning and Development Department, the Cory Merrill Neighborhood Association (CMNA) requests you strongly consider the following letter of opposition and deny the aforementioned application.

While we can agree that accessory dwelling units (ADUs) can help with affordability, multi-generational living, and a concerning housing shortage that negatively affects both new and long-time residents, this request does not fit the neighborhood, adds density and multiple unrelated parties on a single family lot, sets the wrong precedent for the future of the neighborhood and could contribute to damages for potentially all custom-build homeowners, which equates to roughly 40% of the neighborhood.

In order to arrive at an objective conclusion, we spoke with you on December 1st to confirm the parameters of this request and subsequently discussed and voted as a Board on December 10th, 2020 via email. The 16-member Board voted unanimously (with one abstention) to support this request to deny the application.

In addition to the concerns listed above, the following were also taken under consideration in the determination by the CMNA Board requests to have this application denied:

1. The basement of the existing single-family property already contains a separate lock-off apartment.
2. Allowing for an additional, separate ADU would mean the single-family property could support three (3) unrelated parties living at the address.
3. Such requests previously proposed to the CMNA have been opposed.
4. Allowing this type of map amendment would set a precedent that is not in line with the intent of the neighborhood.

Once again, the CMNA is NOT in favor of granting this request.

Thank you in advance for your time and consideration of this matter.

Regards,

Cory Merrill Neighborhood Association Board

CC: City Council, Denver INC



From: julie julieolson.net julie@julieolson.net
Subject: Re: Clarification/new information
Date: December 16, 2020 at 11:54 AM
To: C H OLSON cholson00@msn.com
Cc: Greg Paul revorenoco@gmail.com



Thank you Chris! We really appreciate it!

On Dec 16, 2020, at 11:47 AM, C H OLSON <cholson00@msn.com> wrote:

Julie,

I sent this on to the Board for review.

Chris

From: julie julieolson.net <julie@julieolson.net>
Sent: Tuesday, December 15, 2020 10:15 PM
To: cholson00@msn.com <cholson00@msn.com>
Subject: Clarification/new information

RE: Rezoning request at 1576 S. Josephine St. Denver CO 80210 case #2019I-00207

Dear Cory Merrill Neighborhood Association,

We have received your letter to the Community Planning and Development Department concerning our proposed rezoning application for 1576 S. Josephine St. Denver CO 80210.

The letter has stated that we added a locked off apartment to our basement which is not accurate. There is not apartment in the basement and the plans that were approved by the City of Denver prove this point. We are not sure how this assumption was made because we understand only two residences are allowed, not three per the city zoning rules. We are looking to only add an accessory dwelling unit (ADU) to the property if we are approved for rezoning. We are hoping it would allow Julie's elderly mother a place to live so that we could watch over here more closely. We were encouraged by the City of Denver that this was a good idea, especially with the current housing shortage.

Julie previously lived at 1533 S. Columbine St. Denver Co 80210 since 2001 which in one block away from 1576 S. Josephine St. Since we were recently married, we decided to sell Julie's house on Columbine to buy a home together. We looked all over Denver, but discovered that we truly love the Cory Merrill neighborhood. So that's why we purchased the residence at 1576 S. Josephine St. to make it our home together as a couple.

With this new information, we hope you reconsider your position to support our application for rezoning.

Thank you,
Gregory Kotsaftis and Julie Olson

To Whom It May Concern:

This is in regards to our neighbors, Greg Kotsafis and Julie Olson, rezoning request at their home located at 1576 S. Josephine St. Denver CO 80210.

I am not opposed to the rezoning to allow for my neighbor's Accessory Dwelling Unit (ADU).

Signed,

Name: Ann Abramautis

Address: 1567 S Josephine St

Date: 12/20/20

To Whom It May Concern:

This is in regards to our neighbors, Greg Kotsafis and Julie Olson, rezoning request at their home located at 1576 S. Josephine St. Denver CO 80210.

I am not opposed to the rezoning to allow for my neighbor's Accessory Dwelling Unit (ADU).

Signed,



Name:

ADAM FENON

Address:

1564 S JOSEPHINE ST

Date:

DENVER, CO 80210

12/20/2020

Resident of 1561 S. Columbine Street, Denver, CO 80210
January 2nd, 2020

Denver City Council and Planning Commission:

In advance of the upcoming hearing on January 6th, 2020 at 3pm MT in City Hall Room 389, we are writing to express our concerns with regards to the recent additions that are being proposed to the house directly catty corner to the rear of ours at 1576 S Josephine St, Denver, CO 80210.

We received a notice in the mail that the property owner, "Lioness Investments", backed by Greg Kotsaftis, is applying for a zoning change to allow for a detached ADU on the property. Upon looking up the application in the city's files, we see the property owner stated in their application and letters to the city: "We have spoken with all immediate neighbors, and everyone has unanimously expressed their support for the ADU addition." This is simply untrue. We were never spoken to or approached by Greg or any of his associates, and are dismayed that the owner would be brazenly untruthful in their communications with the city.

But putting that aside, and aside from us not wanting ADUs in the neighborhood at all (the property is already at its maximum capacity with two additional floors being added to the initial home, making it a 3 store home), we are concerned with the ADU plans themselves. Two of our neighbors, who also do not support the zoning change, counter to the owner's claims to the city, shared with us in November that they had spoken with Greg, the property owner, and he communicated his plans to build not one, but two ADUs on the property. He supposedly stated that one will be detached and located on the rear eastern edge of the property, and one in the basement of the house. Indeed, as we walk down our alley we can see that a full fledged locking door has been created, inside of the initial rear door to the house, to separate and lock off the basement from the main floor of the home.

Two ADUs on one property is heading in the direction of zoning for a multi-dwelling unit and/or apartment complex in a neighborhood that is zoned for individual homes. If that is allowed, it is not the type of neighborhood we want to live in. If we wanted to live in such a neighborhood we would move over by the University of Denver on a street with lined with student apartment buildings and townhomes.

Another matter that's come to our attention is that Greg and Lioness Investments regularly build and flip homes in the area, and therefore we are wondering their true intent to remain living on site with the ADU(s) he is renting out once construction is finished. To illustrate, he recently constructed a house just three houses north of us at 1533 S. Columbine, lived there for 6 months, and then sold it and moved. What reassurances will we have that the owner of 1576 S Josephine - whomever that may be - will remain living on the property, so long as they are the ones managing the ADU lease?

Again our strong preference is for zero ADUs, but if one is approved, we need assurances that it will be limited to one only, and that the ADU lease manager will remain the living-on-site property owner for as long as that remains law.

Edison Ibanez
Associate City Planner
Denver Planning Board
201 W. Colfax Avenue
Denver, CO 80202

RE: Rezoning request at 1576 S. Josephine Street, Denver, CO, 80210, case #2019I-00207

To whom it may concern:

We are nearby neighbors to this property and we strongly oppose the reason owning an amendment to allow an ADU on this property.

While we will be happy to see our neighborhood growing and we are excited to see new houses being built, the proposed ADU is much too large for the footprint of this property. This is a small community neighborhood. We and other neighbors have already been concerned with the size of the primary residence which has 3 levels in addition to a basement. The possibility of having an ADU in our opinion would overload the small parcel of property.

Specifically:

1. The site plan which was submitted to the city shows that the existing residence was a two-story residence. Now following renovation this is a three-story residence. There is no need to have a three-story residence plus a separate ADU on one property.
2. We have had the opportunity to watch the construction very carefully. It is clear to us that the basement has a separate egress door. With the addition of a lock off door the basement could become a separate apartment onto itself. Therefore the addition of a ADU could allow 3 separate parties to live at this address.
3. We are concerned that in the application, the owners of the property have the title of the property owned by their investment company "Lioness investments." There is no way to ensure that they will continue to live at the property long-term, and therefore the ADU and the primary residence could potentially become rental units. In affect this small parcel of land would become a de facto apartment complex owned by an investment company.
4. We are concerned with the possibility of future noise complaints, as renters who might use this ADU would be coming and going through the alleyway as their primary mode of entrance. We do not think the alleyway should be used in this manner. Furthermore we are concerned that this would degrade other home value in the neighborhood.
5. The proposed plans show limited onsite parking, we would not like to see our streets congested with multiple cars.
6. We are concerned by the owners reported endorsement of our city council member Paul Kashmann as we have now learned that he did not expressly give his endorsement.

Sincerely,

A Resident of 1561 S. Columbine St Denver CO 80210

Edison Ibanez
Associate City Planner
Denver Planning Board
201 W. Colfax Avenue
Denver, CO 80202

RE: Rezoning request at 1576 S. Josephine Street, Denver, CO, 80210, case #2019I-00207

To whom it may concern:

We are nearby neighbors to this property and we strongly oppose the rezoning amendment to allow an ADU on this property.

While we will be happy to see our neighborhood growing and we are excited to see new houses being built, the proposed ADU is much too large for the footprint of this property. This is a small community neighborhood. We and other neighbors have already been concerned with the size of the primary residence which has 3 levels in addition to a basement. The possibility of having an ADU in our opinion would overload the small parcel of property.

Specifically:

1. The site plan which was submitted to the city shows that the existing residence was a two-story residence. Now following renovation this is a three-story residence. There is no need to have a three-story residence plus a separate ADU on one property.
2. We have had the opportunity to watch the construction very carefully. It is clear to us that the basement has a separate egress door. With the addition of a lock off door the basement could become a separate apartment unto itself. Therefore, the addition of a ADU could allow 3 separate parties to live at this address.
3. We are concerned that in the application, the owners of the property have the title of the property owned by their investment company "Lioness investments." There is no way to ensure that they will continue to live at the property long-term, and therefore the ADUs (basement and freestanding) and the primary residence could potentially become rental units. In effect this small parcel of land would become a de facto apartment complex owned by an investment company.
4. We are concerned with the possibility of future noise complaints, as renters who might use this ADU would be coming and going through the alleyway as their primary mode of entrance. We do not think the alleyway should be used in this manner. Furthermore we are concerned that this would degrade other home values in the neighborhood.
5. We are concerned by the owners reported endorsement of our city council member Paul Kashmann as we have now learned that he did not expressly give his endorsement.

Sincerely,

① *John Tejada*
1565 S. Columbine

② *Joe Cherry*
1540 S. Columbine

From: [Rezoning - CPD](#)
To: [Ibanez, Edson - CPD City Planner Associate](#)
Cc: [Hock, Analiese M. - CPD City Planner Principal](#)
Subject: FW: Rezoning application of 1576 S. Josephine St. - #2019I-00207
Date: Tuesday, January 5, 2021 12:28:02 PM

Hey Edson,

Please see the below comment for the Josephine case.

I'll hold on to this to add to the comments that are emailed to the board later today.

Heidi

From: steve.moats@nm.com <steve.moats@nm.com>
Sent: Tuesday, January 5, 2021 10:19 AM
To: Rezoning - CPD <Rezoning@denvergov.org>
Subject: [EXTERNAL] Rezoning application of 1576 S. Josephine St. - #2019I-00207

Good afternoon,

I am opposed to rezoning one specific lot while all other lots are Zoned the same.

This leads to one off property development and not to the standards of Denver Zoning laws currently.

We want a cohesive neighborhood where all properties follow the same zoning laws and regulations and not have one off exceptions to the continuity of the neighborhood.

If this is allowed we'll have one off properties all over the neighborhood of Bonnie Brae and it will devalue the properties which I don't believe the city of Denver wants.

I live at 1621 S. Josephine St – ½ block away from the proposed rezoning.

Thanks,

SM

Steve Moats

Wealth Management Advisor -MBA

Twitter: @smoats1961

Linkedin: [linkedin.com/in/stevemoats](https://www.linkedin.com/in/stevemoats)

www.stevemoats.nm.com

Northwestern Mutual Wealth Management Company

707 17th Street, Ste. 3700

Denver, CO. 80202

Office direct: 303.390.5764

Mobile: 303.709.9269

steve.moats@nm.com

Contacts:

Insurance Servicing & Client Relations: Heather Guzman | Heather.guzman@nm.com | 303.390.5771
Associate Financial Representative

-
Investments/Wealth Management/Trading: Mitch Castillo | mitchell.castillo@nm.com | 303.390.5785
Associate Wealth Management Advisor



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Northwestern Mutual
720 East Wisconsin Avenue
Milwaukee, Wisconsin 53202-4797.

From: [Planningboard - CPD](#)
To: [Ibanez, Edson - CPD City Planner Associate](#)
Subject: FW: Denver's Planning Board Comment Form #13518714
Date: Thursday, January 7, 2021 2:25:47 PM

From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>
Sent: Wednesday, January 6, 2021 1:35 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13518714



Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

| | |
|---|--|
| Name | Jo Ann Bulkley |
| Address | 1602 S Josephine St |
| City | Denver |
| State | Colorado |
| ZIP code | 80210 |
| Email | bulkleysetal@gmail.com |
| Agenda item you are commenting on: | Rezoning |
| Address of rezoning | 1576 S Josephine St |

Case number 20191-00207

Would you like to express support for or opposition to the project? Strong opposition


Your comment: This will just be turned into a rental or Air B and B unit. It is in the developer's favor to have this on the agenda the week after New Year's and Christmas holiday when everybody has been distracted with other things!

This email was sent to planning.board@denvergov.org as a result of a form being completed.
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From: [Planningboard - CPD](#)
To: [Ibanez, Edson - CPD City Planner Associate](#)
Subject: FW: Denver's Planning Board Comment Form #13518972
Date: Thursday, January 7, 2021 2:26:52 PM

From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>
Sent: Wednesday, January 6, 2021 2:56 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13518972



Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

| | |
|---|--|
| Name | Mary Jo Pollman |
| Address | 1573 South Josephine St |
| City | Denver |
| State | Colorado |
| ZIP code | 80210 |
| Email | pollmanm@q.com |
| Agenda item you are commenting on: | Rezoning |

Address of rezoning 1576 S. Josephine St.

Case number 20191-00207

Would you like to express support for or opposition to the project? Strong opposition

Your comment: This neighborhood was not intended to have the allowable detachment. It has been known to change the whole character of the neighborhood (Air B and B) and many in and out renters. The parking, unless there are enough spaces on the property, is a problem too.

This email was sent to planning.board@denvergov.org as a result of a form being completed.
[Click here](#) to report unwanted email.





Community Planning and Development Department
Attention: Edson Ibañez
201 W. Colfax Avenue
Denver, CO 80202

7 January 2021

RE: Rezoning request at 1576 S. Josephine Street, Denver, CO, 80210, case #2019I-00207

Mr. Ibañez,

Regarding the proposed rezoning application for the property located at 1576 S. Josephine Street, Denver, 80210, in the Cory Merrill Neighborhood, now slated to be discussed at the January 12th meeting of the Community Planning and Development Department, the Cory Merrill Neighborhood Association (CMNA) requests you consider the following revised letter of opposition and deny the aforementioned application.

To refresh the committee on the CMNA Board's previous statement, the CMNA spoke with Mr. Ibañez on December 1st to confirm the parameters of this request and subsequently discussed and voted as a Board on December 10th, 2020 via email. At that time, the 16-member Board voted unanimously (with one abstention) to support this request to deny the application.

Subsequent to that discussion and vote, the CMNA board received additional information regarding the property from the homeowner, specifically, the following points:

1. The homeowner indicated the lock-off basement originally believed to be at the property was non-existent.
2. The ADU request was specifically to house an elderly parent of the owner.

In addition to receiving the additional information from the homeowner via email, a subsequent conversation with Mr. Ibañez provided insight into what characteristics the City considers relative to approving or denying the request, specifically:

1. Is the plan for the property consistent with adopted plans of the city (broadly), neighborhood, station, etc.?
2. Are the district's regulations and restrictions consistent and uniform throughout city or more of a one-off?
3. Does the proposal further the public health, safety and general welfare of the city?
4. Are the circumstances of the request justified and in the public interest?
5. Is the proposed amendment applicable to the neighborhood?

In light of the above information made available to the CMNA board, a detailed follow up discussion was held by the Board during its' January 6th Board meeting. Given the new information, the CMNA board maintains its position to request the City deny the zoning amendment at 1576 S. Josephine Street.

While the Board agrees that accessory dwelling units (ADUs) can help with housing affordability, multi-generational living, and a concerning housing shortage that negatively affects both new and long-time residents (pursuant to points 1 and 2 above), it struggled to come to terms with the homeowner's request related to points 3, 4 and 5 above regarding this request.



The Board does not believe this request furthers or is in the best interest of the public or welfare of the city, nor is it applicable to this neighborhood.

While debating the points above, the Board considered that while the homeowner is requesting an ADU for an elderly parent, it does not seem to make sense to build a living space above the garage accessible by steps. Furthermore, it believes the property being owned by an LLC likely indicates this ADU will be used as an income property in the future and/or marketed as such to a potential investor purchaser, strictly benefitting the seller and setting the wrong precedent by changing the dynamic of the neighborhood.

Taking into account the information available to the Board and debating objectively, the CMNA Board is NOT in favor of granting this request.

Thank you in advance for your time and consideration of this matter.

Regards,

Cory Merrill Neighborhood Association Board

CC: City Council, Denver INC



From: [Gregory Paul](#)
To: [Ibanez, Edson - CPD City Planner Associate](#); [julie.julieolson.net](#)
Subject: [EXTERNAL] Community Outreach
Date: Thursday, February 4, 2021 2:48:31 PM
Attachments: [Dear Neighbor.docx](#)

Hi Edson,

I have attached the letter we have distributed to all of the neighbors on our street and South Columbine st the street to the east of us behind the property where we share an alley.

Here are the addresses for S. Josephine st

1580
1590
1595
1585
1573
1558
1559
1550
1555
1540
1545
1535
1530
1527
1525
1520
1515
1501

Here are the addresses for S. Columbine st the west side

1595
1583
1573
1565
1561
1545
1535
1533
1517
1511
1501

As we have mentioned before Julie and I felt we did not do an adequate job with community outreach and now we have engaged with all of these neighbors with this letter along with talking to neighbors face to face. We have also had communication with one of the neighbors who sent in a letter of opposition and we are planning on talking more with them before the hearing.

We will keep you updated.

Thank you for your help,

Greg and Julie

February 3rd, 2021

Dear Neighbor,

We are contacting all of you to ask for your input with our request to the City of Denver to rezone our lot for an accessory dwelling unit (ADU) above our garage.

Julie has been a resident of the Cory Merrill neighborhood since 2001. She lived at 1533 S. Columbine St. Denver up until August of 2020, except when we moved out to remodel it. I lived at this address (1533 S. Columbine St.) as well for about 5 years. After we were married in 2019, we wanted to buy a smaller house together. We actually looked all over the Denver area, and realized we love the neighborhood and the sense of community in Cory Merrill. So, we settled for this residence at 1576 S. Josephine just a block away from 1533 S. Columbine St. After the stress of moving twice we plan on staying in this home for a long time.

There have been some rumors by neighbors that we are planning on renting out our basement as well as building an ADU. We have no intention of having two rental units on our property.

We would like to add an ADU above our garage to use as a rental or possibly have a family member live there. One of my daughters may return or Julie's mother who is 86 may end up living there so we can help her out and keep an eye on her. If we decide to rent the unit, we will look for one individual or a couple. We are not interested in having multiple people live there.

Lastly this process with the city has been confusing and we have not been well informed as to how the process works and the proper protocol. We spoke with Council Member Paul Kashmann and the letter we wrote for the application was miscommunicated. Later we found out that the proper protocol was only to mention we spoke and on what date. We have corrected the letter after we were told what to do by the City of Denver. Paul's decision will be made after the hearing. They also told us that our community outreach should have been much more extensive and that is why we have moved the hearing date to February 17th, 2021.

We hope this information helps give you a clearer picture of what our intentions are with our property.

Please feel free to email us or call us with any concerns, questions or to provide feedback.

Sincerely,

Greg and Julie
1576 S. Josephine St.
Denver CO 80210

revorenoco@gmail.com Greg's email
(303) 653-7325

julie@julieolson.net Julie's email
(303) 882-5244

To whom it may concern,

This is the second letter that I have addressed to the committee. Hopefully, you still have access to the first letter I submitted. Let me state that we have finally received correspondence from the applicant. I assume that this was required by the zoning committee since we never received any prior communication from the applicant. Luckily, we have been given time to respond.

First, as stated in the applicant's letter, they miscommunicated statements attributed to city councilmen Paul Kashmann. Maybe or maybe not. This has now been addressed in the revised zoning request. We will never really know for certain if Mr. Kashmann did or did not say that "he is for the project". But this type of comment gives the impression that he has already approved of the rezoning without hearing the neighborhoods' input.

Moving on to the zoning request, my elderly Mother lives across the alley from the proposed ADU and will be the neighbor that will suffer the biggest impact. She will be looking directly into a two-story residence with a cement pad on the side for additional cars to park. For her 50 years of residence, she enjoyed a mountain view and beautiful blue spruce. The alley is narrow, and often in the winter, with sump pumps drainage, it turns into a solid ice block staying for months. A 2-story building will add to the lack of sunshine and melting of this area. This problem will be compounded by increased parking areas, more driving and an access to a new dwelling.

The idea that the ADU unit is for a daughter, that may return, or an 86-year-old mother who will need stairs to access her living facility is probably remote. This was nothing more than a ruse to obtain approval. This ADU will become a rental now or in the future. The applicant has misrepresented themselves before and I believe their neighborhood correspondence is a continuation in another form.

Two families in different dwellings on the same lot is not what the lovely Cory-Merrill neighborhood is about. It is a terrific family neighborhood with playing children and friendly neighbors. This is not downtown Denver, constantly growing with its increased population density. If the zoning is allowed, it will open a flood gate of rezoning and change the entire dynamic of this neighborhood.

I would appreciate the committee consider what will change now and in the future for our neighborhood. Maybe it is a good time to make these decisions slowly and deliberately especially ones with such a potentially large impact. Please consider your decision thoughtfully.

Thank you. Sincerely,

Beverly Cotten and Susan Haffke

From: [Patrick Crocker](#)
To: [Ibanez, Edson - CPD City Planner Associate](#)
Subject: [EXTERNAL] Denver ADU input.
Date: Tuesday, February 9, 2021 11:12:51 AM

Mr. Ibanez,

My name is Patrick Crocker, I own the property at 1595 S. Columbine St in Denver and I wanted to voice my support for the couple (Greg and Julie Paul) who own the property that is just across the alley from me at 1576 S. Josephine who would like to add an ADU over the garage at the back of their property. I think they did a beautiful job remodeling the home on the property and would expect that the ADU over the garage would be just as nice and certainly not be a detriment to the area. I believe their intent is to have the wife's mother move into it - which also seems pretty positive to me.

I know the area is not currently zoned for ADU's, even though the lots easily can support them compared to many of the much smaller lots in other areas of the city that are zoned that way. I would hope to potentially do the same thing on my property in the future so that my daughter who is attending CU medical school could have a cost efficient (but independent) place to reside.

I've bought, remodeled and sold a few dozen houses in Denver over the last 10 years and I can't count the number of "non-licensed" ADU's in all zoning districts that I've toured in that time that fall terribly short on safety standards and ascetics, so when it's being done by a licensed builder and in compliance with local codes and guidelines - I see it as a positive in helping reduce our housing squeeze rather than a negative. My guess is that the only people that would oppose it will be the folks who have built out to the maximum on lots in the area putting 5,000+ S/F multi-million dollar single family homes that only want more of the same to support their pricing - which in tern will eventually force out many of the current residents that have made the Corey Merrill community such a desirable area to live. I understand progress, but I think the ADU's will help preserve the spirit of the area rather than diminish it. My humble opinion. Happy to speak on the phone if you like.

Best,
Patrick Crocker
303-913-2699

Edson Ibanez
Associate City Planner
Denver Planning Board
201 W. Colfax Avenue
Denver, CO 80202

RE: Rezoning request at 1576 S. Josephine Street, Denver, CO, 80210, case #2019I-00207

To whom it may concern:

We are nearby neighbors to this property and we strongly oppose the proposed amendment to allow an ADU on the property at 1576 S Josephine Street.

While we will be happy to see our neighborhood growing and we are excited to see new houses being built, we and other neighbors do not support this particular proposal for several reasons.

Specifically:

- We do not wish to see the land within Cory Merrill being “maxed out” with alternative dwelling units, period — particularly those disconnected to the main dwelling. In this case, for example, it would result in a beautiful 40’ pine tree being cut down. If ADUs are approved throughout our neighborhood, many of the trees that provide the neighborhood its beauty will likely be removed, making this a worse place to live for everyone.
- Neighbors shared with us that the homeowners told them they are building the house to be able to accommodate the basement being rented as well, in addition to the ADU they are proposing to construct (above the proposed garage). We believe we have seen this separate lock-off door, from the vantage point of our shared alley, to the basement. If the neighbor does not plan to do this, we would feel much more comfortable if they could please simply submit photographs to the city showing that the basement does not have an option for locking door separating it from the main house, or easy access from the outside. The response letter we received on January 8 2020 was concerning to us because you apparently accused us of trespass when you write “obviously, you have been on our property looking around because there is no way you could have seen that from the Alley.”

- The neighbors wrote a letter to the neighborhood stating that they are not ‘fix and flippers’ however they literally have a website (adu5280.com) showing their former house (which they fix and flipped), and advertising their company’s services for hire to assist other Cory Merrill residents with fixing and flipping their homes, or adding ADUs to their homes. They are clearly trying to add ADUs to as many homes as possible throughout Cory Merrill, likely cutting down countless decades-old trees and crowding the neighborhood in the process. It is also just disingenuous to tell their immediate neighbors they are not fix and flippers, and this fits their pattern of saying whatever they need to say to achieve their aim, regardless of whether it is honest or not. The website clearly suggests that the motive is financial as the site says “Renovations that pay for themselves.”

- As mentioned in our previous letter, the owners of the property stated in their initial letter to the city that 1) They had the express support of Paul Kashmann (as we have since learned that he did not give the cited support), and 2) that they had approached all of their immediate neighbors and that everyone was in support of their ADU plans. These claims are both simply false and illustrate a pattern. We, and 5 neighbors solely on our block (that share an alley with Greg and the Lioness Investment property) oppose this ADU being approved. Countless members of the Cory Merrill neighborhood committee oppose this ADU being built as well. Do any of the other neighborhood opinions matter, or is 1576 Josephine’s desire to maximize rental income the only concern?

- We are concerned that in the application, the owners of the property have the title of the property owned by their investment company "Lioness Investments." There is no way to ensure that they will continue to live at the property long-term, and therefore the ADU, the basement and the primary residence could potentially become rental units. In effect this small parcel of land would become a de facto apartment complex owned by an investment company.

- We are concerned with the possibility of future noise complaints, as renters residing in this proposed ADU would be coming and going through the alleyway as their primary mode of entrance, in addition to the residents in the main house.

The residents of 1561 S. Columbine St Denver CO 80210

To Whom It May Concern:

I have spoken with Greg Kotsafis and Julia Olson about the rezoning of their current home at 1576 S. Josephine St. Denver Co 80210

I am neutral or not opposed to the rezoning to allow for and Accessory Dwelling Unit (ADU).


Signed, *Maria Horcziak*
MARIA HORCZAKIUSKY
1518 S Columbine

To Whom It May Concern:

I have spoken with Greg Kotsafis and Julia Olson about the rezoning of their current home at 1576 S. Josephine St. Denver Co 80210

I am neutral or not opposed to the rezoning to allow for and Accessory Dwelling Unit (ADU).

Signed,


JOSEPH CHERRY
1548 S. Columbine

To Whom It May Concern:

I have spoken with Greg Kotsafis and Julia Olson about the rezoning of their current home at 1576 S. Josephine St. Denver Co 80210

I am neutral or not opposed to the rezoning to allow for and Accessory Dwelling Unit (ADU).

Signed,

A handwritten signature in cursive script, appearing to read "Jill Caranese". The signature is written in black ink on a white background.

Jill Caranese
1590 S. Josephine

From: [Lisa Schwinn](#)
To: [Ibanez, Edson - CPD City Planner Associate](#)
Subject: [EXTERNAL] Rezoning plan for Corry Merrill neighborhood
Date: Wednesday, February 17, 2021 11:10:27 AM

Dear Dear Mr Edison,

My name is Lisa Schwinn and I live at 1565 S Columbine, across the alley from house, soon to be hotel, at issue today. I have spoken to owner several times and she was Very unpleasant and told me it was her property and she can do anything she wants with it, and mine apparently! She called me to ask if she could use my backyard (about 6 feet) to put her trash, I said no and she totally ignored me. Now that's MY Property, I Own it and have lived here well over 30 years, my daughter went to Cory Merrill and I've never had any issue with my other neighbors.

I'm begging you to NOT give the permission to begin the end of our safe, charming little neighborhood.

It will open the doors for everyone to rent, parking and trash are already problematic. I pray you respond to our pleas and just say NO!

Thank you for helping us,

Lisa E Schwinn