

From: [Arianthe Stettner](#)
To: [Lechuga, Tony D. - CPD CE0429 City Planner Senior](#)
Cc: [Billy Lawrence](#); [Paul Stettner](#); [Leah Stettner](#)
Subject: [EXTERNAL] 3300 North Irving Street Rezoning Request #20241-00053
Date: Monday, May 6, 2024 8:00:51 AM

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Good morning Anthony,

We (aka the Stettner Living Trust) received notice of the rezoning request for a parcel very close to the condominium building at 3249 West Fairview Place, aka Fairview Place Residences Condominiums. Thank you for this information.

As I read the application, I saw that the applicant did not include the property management company, Market Street Management (copied above) in his application. Please do so in the future so the HOA Board will officially be aware of this proposal.

As a reminder, our building is a component of the Tilden School for Teaching Health Denver Landmark Historic District in which it is described at "Main Building #2."

We are pleased to read that the applicant is NOT planning a drive-through development, and that such use is not allowed in the proposed zoning change. We look forward to seeing a modest neighborhood oriented use other than a dental office (of which there are far too many in this area) for this property.

Please keep us advised as this request moves forward.

Kind regards,

Arianthé C. Stettner

Arianthé C. Stettner, TTEE
Paul Stettner, TTEE

"In the end, our society will be defined not only what we create, but what we refuse to destroy"
John Sawhill