

Legal Description

Lots 14 and 15 Block 19, Evanston, City and County of Denver, State of Colorado

Written Narrative Describing Project

Rezone property to allow for an ADU over my existing, detached garage. Change roof to 12 pitch to allow for 500 square foot, half-story space. Intend to use the ADU as an apartment for personal use and as DU student rental.

Narrative describing any outreach to City Council office, Registered Neighborhood Organizations, and surrounding neighbors

21 January 2021 – Met with Community Planning and Development office (attachment 1 and 2). Discussed rezoning application process and the applicability of my project as relates to rezoning. Noted as follow-up to discuss feasibility with the Denver Residential Development Services team, City Council, Registered Neighborhood organizations, and immediate surrounding neighbors.

1 March 2021 – After four separate attempts to contact with email, called the Denver Residential Development Services office. Finally got ahold of a team member and discussed the feasibility of an ADU project over attached garage. Noted as take-aways that a prescriptive method of building could be used on the project, that the ADU would have to be 1.5 stories (or less), 500 square feet at most, and would have to adhere to required set-backs should a new building be erected.

7 August 2021 – At an organized block party, discussed our plans with surrounding neighbors (approximately 10 owners of houses). Neighbors were either on Lafayette St. or immediately to our east on Humboldt. All neighbors were supportive of the rezoning process and building of the ADU.

9 September 2021 – Attended in-person University Neighbor meeting (University's Registered Neighborhood Organization). Asked about the process for rezoning and insights from the RNO. Noted that other residents have applied to rezone within the neighborhood and that depending on the project neighbors could be supportive or against. Suggested to reach out the Hon. Paul Kashmann's office as well as immediate neighbors.

6 October 2021 – Met with Councilman Paul Kashmann in person on property to view detached garage, discuss the project, and talk about rezoning process. Kashmann suggested to document out-reach to neighbors before formally submitting a rezoning application. See attachment 3 for email.

11 November 2021 – Formally documented immediate neighbors' support of rezoning and project (attachment 4).