

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	Bryan Ahlgren	Representative Name	Brandon Tripp, Tripp Design Group
Address	1410 S. Humboldt St.	Address	2762 South Meade St
City, State, Zip	Denver, Colorado 80210	City, State, Zip	Denver, Colorado 80236
Telephone	360.460.9782	Telephone	720.445.5614
Email	sigmaxba@hotmail.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):	1410 S. Humboldt St. Denver, Colorado 80210		
Assessor's Parcel Numbers:	05232-27-002-000		
Area in Acres or Square Feet:	6240 sqft		
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"/> Yes - I have received and reviewed this information <input type="checkbox"/> No - I have not received these slides		
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> Yes - if yes, state date and method <u>09.05.2023 (Email)</u> <input type="checkbox"/> No - if no, describe why not (in outreach attachment)		

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"/> 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.</p> <p>Denver Comprehensive Plan 2040 The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:</p> <ul style="list-style-type: none"> • Goal 2, Strategy A. Equitable, Affordable and Inclusive – “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. • Goal 8, Strategy A. Environmentally Resilient - “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. <p>Blueprint Denver 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"> • Policy 4, Strategy E - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. <p>Neighborhood/ Small Area Plan (list all, if applicable): <u> n/a </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"/> 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.</p> <p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</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. (Check boxes to affirm.) DZC Sec. 12.4.10.8</p>	<p><input checked="" type="checkbox"/> Justifying Circumstances - One of the following circumstances exists: 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"> <input checked="" type="checkbox"/> a. Changed or changing conditions in a particular area, or in the city generally; or, <input type="checkbox"/> b. A City adopted plan; or <input type="checkbox"/> c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. <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"/> 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.</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)
EXAMPLE 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
Bryan Ahlgren	1410 S. Humboldt St. Denver, Colorado 80210 360.460.9782 sigmaxba@hotmail.com	100%		10/05/2023	(A)	YES

1410 S HUMBOLDT ST

Owner	AHIGREN,BRYAN S 1410 S HUMBOLDT ST DENVER, CO
Schedule Number	05232-27-002-000
Legal Description	L 3 & 4 BLK 25 STEBBINS HTS
Property Type	SFR Grade C, D, or E, w/RK
Tax District	DENVER

Print Summary

Property Description			
Style:	15: 2 STORY	Building Sqr. Foot:	1976
Bedrooms:	3	Baths Full/Half:	3/1
Effective Year Built:	1935	Basement/Finish:	1023/961
Lot Size:	6,240	Zoned As:	U-SU-C

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

Current Year			
	Actual	Assessed	Exempt
Land		\$779,500	\$51,720 \$0
Improvements		\$797,000	\$53,920
Total		\$1,576,500	\$105,640

Prior Year			
	Actual	Assessed	Exempt
Land		\$685,900	\$47,670 \$0
Improvements		\$496,200	\$34,490
Total		\$1,182,100	\$82,160

Real Estates Property Taxes for current tax year			
<p>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.</p>			
<p>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.</p>			
	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	\$3,266.89	\$3,266.89	\$6,533.78
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$3,266.89	\$3,266.89	\$6,533.78
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: **\$6,306.74**

Assessed Value for the current tax year

Assessed Land	\$47,670.00	Assessed Improvements	\$34,490.00
Exemption	\$0.00	Total Assessed Value	\$82,160.00

TO: Denver Planning Board
FROM: Brandon Tripp, Tripp Design Group, LLC
DATE: October 05, 2023
RE: Applicant request for re-zoning

Request for Rezoning

Address: 1410 S. Humboldt Street
Neighborhood/Council District and CM: Washington Park / Council District 6,
CP Paul Kashmann
RNOs: Inter-Neighborhood Cooperation (INC), Washington
Park East Neighborhood Association, Strong Denver
Area of Property: 6,300 square feet
Current Zoning: U-SU-C
Proposed Zoning: U-SU-C1
Property Owner: Bryan Ahlgren
Owner Representative: Brandon Tripp, Owner/Architect
Tripp Design Group, LLC

Thank you for accepting our re-zoning application for the property at 1410 S. Humboldt Street, Denver, Colorado 80210, Schedule Number: 05232-27-002-000. 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 on top of an existing garage, in the rear of his property, consistent with the Denver Comprehensive Plan 2040, Blueprint Denver, 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 two plans (DCP 2040 and Denver Blueprint), copied them below, in some cases paraphrased (in bold) and wrote our response (in blue) Sections 1-2 and reasons why our re-zoning application supports these goals, strategies and visions. Section 3 describes how we meet the Review Criteria. In this narrative, we are calling the property at 1410 S. Humboldt St., 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.

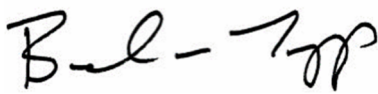
3. **Denver Zoning Code Review Criteria**

- **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 two 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



Bryan Ahlgren
1410 S. Humboldt Street
Denver, Colorado 80210
Property Owner



TO: Denver Planning Board
FROM: Brandon Tripp, Tripp Design Group, LLC
DATE: October 05, 2023
RE: Applicant request for re-zoning

Request for Rezoning

Address: 1410 S. Humboldt Street
Neighborhood/Council District and CM: Washington Park / Council District 6,
CP Paul Kashmann
RNOs: Inter-Neighborhood Cooperation (INC), Washington
Park East Neighborhood Association, Strong Denver
Area of Property: 6,300 square feet
Current Zoning: U-SU-C
Proposed Zoning: U-SU-C1
Property Owner: Bryan Ahlgren
Owner Representative: Brandon Tripp, Owner/Architect
Tripp Design Group, LLC

Outreach Documentation

- **Owner Representative Outreach Documentation**

- 09/05/2023
 - City Council District 06
 - Contact: District 6 City Councilperson Paul Kashmann
 - Method: Email
 - Details: Sent an email to Paul Kashmann's office on 09/05/2023, regarding our interest in filing an application for re-zoning
- 09/05/2023
 - RNO: Inter-Neighborhood Cooperation (INC) ; RNO8
 - Contact: Keith Meyer,
president@denverinc.org; excomm@denverinc.org
 - Method: email (attached)
 - Details: Sent an email to Keith on 09/05/2023, regarding our interest in filing an application for re-zoning
- 09/05/2023
 - RNO: Washington Park East Neighborhood Association
 - Contact: Timothy A. McHugh
Tam2860@gmail.com; jeff@spinzig.com
 - Method: email (attached)
 - Details: Sent an email to Timothy on 09/05/2023, regarding our interest in filing an application for re-zoning



- 09/05/2023
 - RNO: Strong Denver
 - Contact: John Inzina
denervoters@gmail.com
 - Method: email (attached)
 - Details: Sent an email to John on 09/05/2023, regarding our interest in filing an application for re-zoning

- **Neighborhood Outreach Documentation**
 - 10/09/2023
 - I will be going 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 on 10/09/2023. An example of the flyer is below

Sincerely,

Brandon Tripp, NCARB, AIA
Tripp Design Group, LLC

Hello neighbor,

My name is Brandon Tripp and I am the Owner of Tripp Design Group, representative for the homeowners at 1410 S. Humboldt Street, Denver, Colorado 80210. 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. There will be a hearing at a future date that you will be notified of by the city of Denver. Please let me know if you have any questions or if I can help you or your friends with design and coordination of re-zoning, new homes, remodels, home additions, Accessory Dwelling Units, pop-tops, commercial tenant finish projects. Thank you.

Sincerely,

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

Support request for re-zoning, 1410 S. Humboldt Street

Brandon Tripp <brandon@trippdesigngroup.com>

Tue, Sep 5, 2023 at 12:02 PM

To: paul.kashmann@denvergov.org, Bryan Ahlgren <sigmaxba@hotmail.com>

Good afternoon Councilperson Kashmann,

My name is Brandon Tripp and I am the owner of Tripp Design Group, an Architectural firm representing the property owner at 1410 S. Humboldt Street, Denver, Colorado 80210.

Bryan Ahlgren currently owns this lot, which is 6,300 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 Registered Neighborhood Organizations associated with the property address.

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 your office. 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

Neighborhood support for re-zoning, 1410 S. Humboldt Street

Brandon Tripp <brandon@trippdesigngroup.com>

Tue, Sep 5, 2023 at 11:56 AM

To: president@denverinc.org, excomm@denverinc.org, Bryan Ahlgren <sigmaxba@hotmail.com>

Hi Keith,

My name is Brandon Tripp and I am the owner of Tripp Design Group, an Architectural firm representing the property owner at 1410 S. Humboldt Street, Denver, Colorado 80210.

Bryan Ahlgren currently owns this lot, which is 6,300 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 councilperson.

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 INC. 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

Neighborhood support for re-zoning, 1410 S. Humboldt Street

Brandon Tripp <brandon@trippdesigngroup.com>

Tue, Sep 5, 2023 at 11:58 AM

To: "TAM2860@gmail.com" <TAM2860@gmail.com>, "jeff@spinzig.com" <jeff@spinzig.com>, Bryan Ahlgren <sigmaxba@hotmail.com>

Hi Timothy,

My name is Brandon Tripp and I am the owner of Tripp Design Group, an Architectural firm representing the property owner at 1410 S. Humboldt Street, Denver, Colorado 80210.

Bryan Ahlgren currently owns this lot, which is 6,300 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 councilperson.

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 Washington Park East Neighborhood Association. 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

Neighborhood support for re-zoning, 1410 S. Humboldt Street

Brandon Tripp <brandon@trippdesigngroup.com>
To: DenverVoters@gmail.com, Bryan Ahlgren <sigmaxba@hotmail.com>

Tue, Sep 5, 2023 at 11:54 AM

Hi John,

My name is Brandon Tripp and I am the owner of Tripp Design Group, an Architectural firm representing the property owner at 1410 S. Humboldt Street, Denver, Colorado 80210.

Bryan Ahlgren currently owns this lot, which is 6,300 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 councilperson.

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
10/05/2023

I, Bryan Ahlgren, am the owner of 1410 S. Humboldt Street, Denver, Colorado 80210. I am authorizing Brandon Tripp of Tripp Design Group, LLC to represent me regarding the request for re-zoning for my property.

Thank you,

A handwritten signature in black ink, appearing to be 'Bryan Ahlgren', with a stylized flourish at the end.

Bryan Ahlgren
1410 S. Humboldt Street, Denver, Colorado 80210
360.460.9782