

## DOCUMENT OF OPPOSITION TO REZONING

DATE: 2-24-2025

PARCEL NUMBER: 05233-09-004-00

SUBJECT ADDRESS: 1630 South Ogden Street

CURRENT ZONING: U-SU-C

PROPOSED ZONING: U-TU-C

OPPOSITION PARTY NAMES: John McKenna & Nancy Rice

### SUMMARY:

The subject property was originally built with a single residence dating back to the original subdivision for City of South Denver in 1909, described as Lot 7 & Lot 8 Block 46 Stebbins' Heights. The subject property remained a single residence until the mid-1950's when an accessory structure was built. Coincidentally, in and around this same time, City of Denver Annexed the area. The intent of the accessory structure that was built, according to the Zoning Ordinance No. 42, Series of 1954, was to allow for 'Professional and Home Occupation Accessory Uses' where the usage was restricted to a 'Professional Person' such as 'physician, dentist, surgeon or other professional person' where they could use the accessory structure as their office, as long as it was used as 'part of the private residence'. At no point in time, was the intent of the accessory structure to be a separate residence. In fact, the City of Denver went to great lengths in their description in 1954 of use to make sure that the accessory structure 'presents no external evidence except one flat sign', of being anything other than an extension of a professional's private residential space.

So clearly, the accessory structure was NOT originally designed to be a second residence on the subject property. This seems in direct contrast to how the applicant's law firm has painted the picture. The lawyer's documents stated the subject property "as maintained and continually operated with two detached residential dwelling units on one parcel for approximately 80 years" (Brownstein Cover Letter, Pg. 1). Truth is, the second structure was never intended to be a residence according to the City of Denver, per the City of Denver's own 1954 Zoning Ordinance document. This can be found in the 1954 Zoning, Ordinance No. 42, Section 612.1-1.

Having lived at the adjoining property since 1997, we can attest that the subject property has NOT had two separate parties as residences for at least 8 years in the past 27 years. The subject property has been utilized as a single-family residence for 8 years, and then, with the owner's son living in one of the subject property's structures for some 9 years after that. Over that time, it has been described both by the City of Denver and by previous property owners as having a 'front house' and a 'grandmother in-laws' apartment' in the rear. It wasn't until 2014, when the owner's son left the back structure, that triggered the subject property to start having two separate parties live in each structure, none of which were the owner or related to the owner. In fact, up until 2014 there was only one Xcel utility meter. So

according to utility company, they viewed the structures on the property as one and the same, since there was only one electric meter.

The applicants law firm has also tried to make a case for the proximity of other “attached two-unit dwellings on a single parcel, all within a two-block radius of the Property. While this is likely true, this is due to those properties existing in different zoning districts. They found 22 parcels claiming them to be within the same U-SU-C district. The truth is only one parcel that is shown on their included proximity map is Zoned as U-SU-C. The other 21 parcels are zoned as something different than U-SU-C. The majority of the parcels claiming to be U-SU-C attached two-unit dwellings are, in fact, either U-SU-B, U-SU-B1, or U-SU-C1. The statement of “incongruity of the zone district” seems largely false, at least 21 out of 22 times. And to top it off, the one U-SU-C parcel used as an example was built in 1909 (914/918 E Iowa) and really cannot be used as an “example” of what the applicants intend to do with the subject property.

Not surprisingly, the Neighborhood Outreach seems misrepresented when it comes to the many neighbors supporting the applicants rezoning application. The claim of 17 out 28 neighbors signed letters of support is true, based on the application documentation. What is NOT in that group of neighbors are any of the adjoining neighbors or neighbors across the street or sharing a common alley. These are the neighbors that will be directly affected by the change in zoning. Those addresses conspicuously missing from the support are:

1620 South Ogden St (adjoining property)  
1634 South Ogden St (adjoining property)  
1621 South Ogden St(street)  
1629 South Ogden St(street)  
1636 South Corona St (alley)

The majority of the REAL neighbors, including the two adjoining neighbors oppose the rezoning.

The feedback that was received from the supportive neighbors, might be true. However, there isn't a discussion about why the rezoning doesn't benefit the city, the neighborhood, or come one step closer to increasing density of the neighborhood. There are some 32 letters of opposition from the same neighborhood that are included with this document.

The subject property doesn't need a rezoning to be able to have two structures on the property, being U-SU-C. If one wanted to work within the existing zoning of the parcel, one could simply rebuild the property with a main structure and an ADU. This type of use is already available to a U-SU-C parcel with a variance. This would allow the subject property to still have the two structures that seem to be important to the applicants. It doesn't allow for a common shared wall, or a modern duplex, but that wouldn't seem to be necessary if one truly wanted to live at the property.

If the applicants wanted to tear down older structures to build a modern common wall duplex or 'two-unit' home, they should have purchased property in the correct zoning to do so. The applicants law firm coats a number of pages restating the city's "Comp Plan 2040" and "Blueprint Denver", highlighting a number of times 'affordable housing' and 'middle missing housing'. And, yet, they fail to conclude as

to how a duplex with a common wall, U-TU-C, is going to provide 'affordable housing' for the greater Denver population in this neighborhood.

There was no projection as to what the 'affordable housing' would look like in terms of cost. Perhaps the City could require truly affordable housing contingent upon rezoning to help meet "Goal 3" of the Comp Plan 2040. It is likely that, left to the open market, that each half of a newly built modern duplex in this neighborhood would sell for somewhere between 1.25 and 1.75 million per side. This doesn't sound particularly affordable in any sense of the word.

There was no discussion about whom was going to live in the two units. Are the applicants planning on living in one of the new units? I suspect not.

Will the City demand that the rezoning requires one of the units be the primary residence for the applicant? Probably not.

Was there any discussion about rent control for the newly built structures? Nope, that wasn't on the table.

Was there any discussion about impacts to parking? Presently, the fire station at the corner of Ogden and Iowa restricts parking on both sides of the street. Higher density housing, as described in the Brownstein letter, doesn't do anything to address the lack of parking on this part of Ogden. It can be difficult to find parking on the street as it is, and making higher density housing doesn't address the parking.

In terms of rent, the current rent is the least expensive it will ever be. The rebuilt U-TU-C two-unit structures will not rent for less than is currently being charged. In fact, due to the economics, the rent will likely double, if in fact, the properties stay rentals. It is more likely these will be sold as new residence in a desirable neighborhood.

In short, this rezoning is about money and making more money. If the U-SU-C is rezoned to U-TU-C it is likely that the investor in this project would realize another \$500,000 or more by being able to sell separate units. In fact, rezoning this property will only increase the cost of housing, not reduce it for this neighborhood.

In conclusion, the applicant hasn't provided any proof that they public or the city will benefit in any way from the changing of the zoning. There is no hardship presented and no compelling argument to rezone other than the applicant "wants to rezone the property".

It is clear that the board should deny the rezoning request based on the present opposition and lack of benefit to the city. The property should remain U-SU-C and the applicants can put two structures on the property if they so choose with a main house and an ADU, completely within the current zoning district rules.

#### December 2024 Update

Since the writing of the original letter on October 20<sup>th</sup>, 2024 even more has come to the light. As it turns out, the present owners, nor any of the previous owners of the subject property bothered with getting Rental Licenses with the City of Denver. There is nothing on record suggesting that these properties

were rental properties in the eyes of the City of Denver, at least in terms of licenses to do business as a rental with the City Limits of Denver.

And, during the month of November 2024, the tenant in the back structure called the City of Denver's Public Health Department on the applicant because they didn't have any heat or running water. It is my understanding that the City of Denver's Public Health Department upon inspection, condemned the structure for occupation, illegal rental or not.

Overall, it seems that the argument that Brownstein has made on behalf of the applicant as stewards of affordable housing and legitimate rental property are anything but true. In fact, they seem to be stated as bold face lies. None of which the Denver Planning Board got to hear, either because of the structure of the hearings or because the conclusion was already a sealed deal, courtesy of the Denver Planning Board Chair.

Reference #

15510627

## Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):

25-0030: An ordinance changing the zoning classification for 1628 & 1630 South Ogden Street in Platt Park. / 25-0030: Una ordenanza que cambia la clasificación de zonificación para 1628 y 1630 South Ogden Street en Platt Park.

First Name / Nombre

Kristi

Last Name / Apellido

Leech

I am a resident of: / Soy residente del:

District 7 / Distrito 7

I am... / Estoy...

AGAINST the item / en CONTRA del artículo

My testimony: / Mi testimonio:

Hello Denver City Council Members,

Thank you for your service to our city, and for taking the time to read this letter. My goal is to bring to your attention some additional information pertaining to the rezoning request for the 1628-1630 S. Ogden St. property which you will vote on on February 24th, 2025.

One fact that has never been mentioned in any public hearing, or in the application is that the owner of this property is a real estate agent and self proclaimed developer and investor.

According to Homes.com, Brendan Harrison has done over \$12 million in real estate sales in the past 5 years, including for his own properties and other clients. He also has a profile on the real estate investing website "Bigger Pockets" where he states: "My wife and I are investors, developers, and real estate agents in Denver, Colorado, looking to connect with other like minded individuals. I have been investing in real estate since 2004, so I have had a front row seat to the market fluctuations. That being said, I am also evidence that real estate is a fantastic way to grow generational wealth. I am an airline pilot for a major airline based in Denver, so I am fortunate to have a very flexible schedule which fits nicely with representing clients and locating investment properties. On the management side, we currently own several long-term SFR's, and operate multiple Short Term Rentals via VRBO and AirBnB. We also have previously

owned and operated short-term furnished crash pads for pilots. We have several rental properties in CO, WA, TX and FL and are looking to expand our portfolio in the Denver area.” Throughout this process, Mr. Harrison has claimed that he “didn’t know” that he could not build a duplex on this property. Every real estate agent I have asked has told me that any agent would know the zoning and what is allowed. He was also told by the Denver City Planning office that the application would be denied, yet he went ahead anyway and hired the head of the Denver Planning Board as his attorney (Caitlin Quander) to push this rezoning through. Because what better return on investment than to purchase the property for \$900,000, then split the lot into a duplex and sell each half for over 1\$ million? That is double the money! Or better yet, how about renting to multiple parties for double what he currently charges for rent on the property? The story about needing to live there for family circumstances is a nice cover for what is likely an investment opportunity. I find it interesting that he has failed to mention his status as an agent and investor at every turn. Approval of this rezoning would also set a precedent for other developers to attempt the same rezoning requests on other properties in the neighborhood, leading to more time and effort for city planners and city council who would ultimately have to decide these rezonings on a case-by-case basis.

In addition, I oppose this rezoning for other, more standard reasons. This is a SFH block of S. Ogden St. The surrounding 1600 blocks of Marion, Downing, Corona, Emerson, and Clarkson also have only SFHs with the exception of a few single story duplexes built before the year 2000. (this is also true for the 1500 and 1700 blocks of the above mentioned streets). These smaller duplexes seem to have been “grandfathered” in when the most recent zoning code was established, since they also mainly sit on lots zoned U-SU-C. There are no newly built, modern code conforming duplexes on any of the streets mentioned above (up to 2 ½ stories). When the applicant claims there are “22 duplexes” within 2 blocks - these smaller, 1930’s-1950’s units are what they are using as examples. A duplex built to current Denver building code would definitely be “out of character” for this part of Platt Park.

This statement, taken directly from the application cover letter: “The Property is currently zoned U-SU-C; however, it has been maintained and continually operated with two detached residential dwelling units on one parcel for approximately 80 years” is FALSE. The small house on the rear of the property is not a full sized family residence. It is barely a 1 bedroom, and is about the size of a detached 2 car garage. In fact, a search of historical records indicates that this structure was built in the 1950’s to serve as a “professional office space” for the owner of the main house at the front of the property. This small “carriage house” was on the same Xcel utility bill with the main house until 2015, which appears to be when this structure was made into a second dwelling unit. In addition, a property records search does not turn up 1628 S. Ogden as a separate property, so even though there are 2 addresses, all records seem to be filed under 1630 S. Ogden.

This property sits directly behind our residence at 1637 S. Corona St., where we have lived since

2007. One of the main reasons we bought this house was because of the single family nature of the neighborhood. Adding a duplex directly behind our house will put us at a disadvantage and potentially decrease our property value if we ever want to sell, since we would be one of the only SFHs in such close proximity to a large duplex in the neighborhood. The Harrisons have stated in mediation that they plan to build "to code", meaning this could be a 2 ½ story structure built to the lot lines - completely out of character for the block it sits on as well as surrounding blocks.

It is for all of these reasons that I strongly urge you to vote NO on this rezoning, and uphold the current zoning restrictions that were intentionally put in place by the city. Thank you.

Sincerely,

Kristi Leech

Finish Time

2025-02-21 13:08:34

Reference #

15510792

## Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):

25-0030: An ordinance changing the zoning classification for 1628 & 1630 South Ogden Street in Platt Park. / 25-0030: Una ordenanza que cambia la clasificación de zonificación para 1628 y 1630 South Ogden Street en Platt Park.

First Name / Nombre

Jonathan

Last Name / Apellido

Leech

I am a resident of: / Soy residente del:

District 7 / Distrito 7

I am... / Estoy...

AGAINST the item / en CONTRA del artículo

My testimony: / Mi testimonio:

I strongly oppose the rezoning of 1628-1630 S. Ogden from U-SU-C (single family home) to U-TU-C (duplex), since it will set a precedent for future rezonings which could negatively impact the character of the neighborhood, increase alley congestion and street parking availability, and potentially affect property values of the surrounding single family homes. I urge you to vote NO on this rezoning request. Thank you for your time and consideration of this issue.

Finish Time

2025-02-21 13:26:32



Reference #

15516634

## Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):

25-0030: An ordinance changing the zoning classification for 1628 & 1630 South Ogden Street in Platt Park. / 25-0030: Una ordenanza que cambia la clasificación de zonificación para 1628 y 1630 South Ogden Street en Platt Park.

First Name / Nombre

Kristen

Last Name / Apellido

Mancherian

I am a resident of: / Soy residente del:

District 7 / Distrito 7

I am... / Estoy...

AGAINST the item / en CONTRA del artículo

My testimony: / Mi testimonio:

Hello -

I live in the 'zone' designated by the city as closest to the subject lot - my husband, Randy, and I already signed the petition against the re-zone of this particular lot. Our address is 1642 S Corona St.

The subject lot lives nothing like a duplex and has a very small run-down carriage house structure in the back ( that would have been built after the main home ) with a larger bungalow in the front. At best the property lives as an ADU setup. This particular setup has already been approved city wide so there should be no reason for a re-zone request.

I am very much against re-zoning without full neighborhood buy-in and a recorded plan. It creates too much uncertainty for current as well as future home owners. I have held my Real Estate license since 2002 and the zoning question comes up often. City planners and community leaders need to come together and create a neighborhood plan if they are looking to re-zone the Platt Park neighborhood.

thank you for listening,

kristen mancherian

Finish Time

2025-02-24 14:28:37

Reference #

15516741

## Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):

25-0030: An ordinance changing the zoning classification for 1628 & 1630 South Ogden Street in Platt Park. / 25-0030: Una ordenanza que cambia la clasificación de zonificación para 1628 y 1630 South Ogden Street en Platt Park.

First Name / Nombre

Kurt

Last Name / Apellido

Tatinski

I am a resident of: / Soy residente del:

District 7 / Distrito 7

I am... / Estoy...

AGAINST the item / en CONTRA del artículo

My testimony: / Mi testimonio:

I live at 1640 S Ogden St. I am against the rezoning for the following reasons:

Parking is at a minimum on the street given the fire department across the street from this property. Making this a duplex will further exacerbate this issue.

The intent is this street in this neighborhood is to be single family homes, which is why we bought here. There are other streets nearby that are zoned for duplexes that could have been selected. This zoning was clear and well known.

The largest concern is the apparent conflict of interest by the chair of the Denver planning board. The applicants to this rezoning hired Brownstein LLP law firm to assist in the zoning application request with the city of Denver. The internal city Denver planning group reviewed the application. They did a comprehensive review and determined that what the applicant wanted to do with the property did not meet the current zoning area and guidelines. Their internal conclusion was that the application should be denied for a number of reasons.

However, this is not what happened at the Denver planning board meeting that occurred on November 6, 2024. Instead of taking the recommendation of the city zoning and planning group the Denver planning board voted to approve the application. The conflict of interest occurs when we look at the following facts.

The chair of the Denver planning board is a practicing partner at Brownstein LLP.

The chair assisted with writing the application submitted to the city of Denver

The chair wrote a cover letter stating that they felt the applicant met all the requirements for a zoning change that was submitted as part of the application and read by all the Denver planning board members

I ask that this application be rejected.

Thank You.

Kurt Tatinski

Finish Time

2025-02-24 14:51:42

Dear City Council,

I am writing to express my full support for the rezoning request for 1628 & 1630 S Ogden St.

We lived in Platt Park for 2 years as new transplant from Louisiana with a 2 year old and a newborn. What drew us to the neighborhood was the charm, the walkability to shops and restaurants, the farmer's market, and the lovely parks. The homes of all different sizes reminded us so much of Uptown New Orleans where we previously lived. I believe the housing situation drives so much of the character of a neighborhood. As such, providing various housing options should drive the most diversity.

The Harrison family purchased two homes on one lot, with the assumption they could naturally build a two-unit home. Because of the very unique "detached" homes situation, they learned it was not technically considered "a two-unit" home. As a result, a rezoning was their only avenue to maintain two homes while building anew.

Allowing this rezone seems like a fantastic way for our city to take a unique situation, and make it even better. Why tear down two homes and build only one? Especially in a city neighborhood such as Platt Park, where a Light Rail station resides three blocks away, and Pearl Street is four blocks away.

Because this situation is so rare, it is not possible for this request to establish a new citywide or even neighborhood block precedent. The Harrison's are not looking to "upzone" from 1 unit to 2 units. They are simply looking to trade 2 units for 2 units. These are vastly different scenarios.

This request is particularly reasonable for a family that wishes to provide multigenerational living arrangements, specifically by housing grandparents next door. It also represents a chance to provide additional homeownership in an area where duplexes are common. This is exactly the type of development that should be encouraged.

I respectfully request the approval of this rezoning application.  
Thank you for your time and consideration in this matter.

Sincerely,  
Ali and Matt Delarosa

**RE: Letter of Support for Official Zoning Map Amendment Application #2023I-00242**

**Harrison Family – 1628 & 1630 S. Ogden Street, Denver, CO 80210**

Dear City Council,

I am writing to offer my strong support for the rezoning request for the properties located at 1628 and 1630 S Ogden St.

It is clear that our great city is facing an unprecedented housing crisis. From affordability to availability, the issue affects all income levels. Having lived in the Platt Park area for years, I have had the privilege of experiencing firsthand the diverse types of housing this neighborhood offers. It is in fact, what makes Platt Park so great.

In this very unique scenario, the Harrison Family owns two legal homes on one lot. Situated in a neighborhood where many two-unit homes already exist on every street, I believe this application is a very reasonable request.

Given the uniqueness of this situation, I do not believe this would set a new precedent for the City. I hope others see this request the way I do—an easy decision to at least maintain density during this time of extreme need for housing in our City.

Please approve this application and allow two homes to remain on one lot while enabling a family to build anew.

Thank you for your time and consideration.

Sincerely,

*Annie Hall, 2/24/2025*

Annie Hall

Hello-I oppose the rezoning of 1628-1630 S Ogden Street. Thank you.

Annie Tanner

I oppose the Rezone property from U-SU-C to U-TU-C, located at 1628-1630 South Ogden Street  
Cart Pierson



I oppose the Rezone property from U-SU-C to U-TU-C, located at 1628-1630 South Ogden Street

Dawne Hostetter

Dear City Council,

I am writing to offer my full support for the rezoning request for the properties located at 1628 and 1630 S Ogden St. In a very unique scenario, the Harrison Family owns two legal homes on one lot. Situated in a neighborhood where many two-unit homes already exist on each street, I believe this request is entirely reasonable.

This request should not be seen as setting a new precedent for the city. It is not a request to increase the number of homes on the lot, but rather to maintain the same number of homes while allowing for new construction. The Harrison Family already owns two homes, so rezoning would simply enable them to rebuild in a way that suits their needs. I respectfully urge you to approve this application.

Thank you for your time and consideration.

Sincerely,  
Erin McShane

Dear Denver City Council Members,

I am writing to express my **full, wholehearted support** for the rezoning request for **1630 and 1628 S Ogden St.**

As a **dedicated real estate professional with deep roots in the Denver community**, I see firsthand the **urgent need for more housing options**. Every day, headlines highlight the challenges of our city's housing shortage. This rezoning request presents a unique opportunity to introduce thoughtful density in a way that aligns with the character and needs of the neighborhood.

Both properties—1628 and 1630 S Ogden—have existed as separate legal residences since the 1960s, providing homes for Denver families for over six decades. However, given the age of these homes, it's understandable that future owners may seek newer construction that meets today's safety, energy efficiency, and design standards. **Restricting redevelopment to a single home would not only limit housing availability but also reduce the long-standing residential footprint that has existed on this site for generations.**

**A common-sense approach would be to support the owners' ability to rebuild two residences.** If rezoning is the pathway to preserving this established housing density, approving the request aligns with Denver's broader goals of expanding housing supply while respecting neighborhood character.

As someone who works extensively in Platt Park, I appreciate its vibrant community and architectural diversity. Multi-unit homes are integral to the neighborhood's charm, seamlessly blending with single-family residences while providing attainable housing options. **Allowing this rezoning would continue that tradition without negatively impacting the neighborhood's appeal or infrastructure.**

**I urge you to approve this rezoning request, recognizing the positive contribution it will make to both the Platt Park community and Denver's broader housing landscape.** Thank you for your time and thoughtful consideration.

**Sincerely,**

Lacy Caudel

Top-Producing Realtor, Compass Real Estate

Dear Members of City Council,

I am sending this letter to express my strong support for the Harrison Family's application for a zoning map amendment at 1628 and 1630 S. Ogden Street, requesting a change from U-SU-C to U-TU-C.

The Harrison Family purchased this specific property with the belief that they would be able to redevelop it with a two-unit home, as it currently contains two separate legal homes, with two separate addresses, and separate utilities.

Because this is such an incredibly rare situation (1628 & 1630 S Ogden being two separate legal dwellings), I do not believe we are at risk of setting a new precedent within the neighborhood, nor within the City.

The proposed zoning change would allow them to preserve the current density on the property, which has been consistent as two legal residences since 1960. I believe that maintaining this existing density is critical for supporting the City's goals of increasing density and affordability without reducing the number of homes currently in place.

Lastly, Platt Park, is home to countless duplexes on each and every street. A beautiful two-unit home would fold right into the character of the neighborhood while aiding with affordability.

I urge you to please approve this application.

Thank you for your consideration,

Best Regards,

Brian Welling

Dear Members of City Council,

I am sending this letter to express my **strong support** for the Harrison Family's application for a zoning map amendment at 1628 and 1630 S. Ogden Street, requesting a change from U-SU-C to U-TU-C.

The Harrison Family purchased this property with the belief that they would be able to redevelop it with a two-unit home, as it currently contains two aging homes in need of replacement. Unfortunately, the existing zoning regulations are preventing them from moving forward with these plans. The proposed zoning change would allow them to preserve the current density on the property, which has been consistent at two single-family homes since at least the 1930s. I believe that maintaining this existing density is critical for supporting the City's goals of increasing density and affordability without reducing the number of homes currently in place. Furthermore, my neighborhood, Platt Park is home to countless duplexes scattered from Downing to Broadway. So a two unit home would fold right into the character of the neighborhood while aiding with affordability.

The Harrison Family are wonderful neighbors, and I fully support their efforts to build homes for both their immediate family and their parents. I am confident that allowing them to move forward with this project will have a positive impact on the property and on the Platt Park neighborhood as a whole.

I applaud the Harrison Family for their thoughtful outreach to neighbors and their transparent involvement in this process. We all know the city is growing and we believe this request is one small way to help address the City's goals. Approving this application is a step in the right direction.

Thank you for your time and consideration.

Sincerely,  
Stephanie Giles

Dear Members of Denver City Council,

I would like to offer my support of the rezoning application request for 1628 & 1630 S Ogden St. I have known the Harrison Family for many years and remember when they purchased these homes in Platt Park. Their goal was to build a beautiful two unit home similar to those found in the neighborhood. We were all shocked to learn that they would not be somehow grandfathered into being able to build a new two-unit. Given there are two detached homes on the property already, I feel like receiving permission to build a new two-unit (attached) home should be considered a reasonable request. If rezoning is required, that's fine, as it would be in line with the current usage.

I understand the Harrison Family would like to provide a housing option for Brendan's parents, which would also support childcare for several years as they help raise the Harrison's three young children. Being close to family and allowing them to age in place would be phenomenal. To me this seems like a fantastic opportunity, in a very unique situation.

Obviously, Platt Park contains numerous two-units on every street. The incredible character of Platt Park is indeed influenced directly by the many options for housing. This is important to maintain and inline with Blueprint Denver for affordable housing.

This is not a request to rezone the entire neighborhood. I ask that you please consider this as a standalone case, being the truly unique circumstance that it is already a two-unit property which is what they are proposing.

I respectfully request that you approve the Harrison Family's rezoning application.

Sincerely,

Jess Hastings

Dear Members of Denver City Council,

This letter is intended to express my **unwavering support** for the Harrison Family's application for a zoning map amendment at 1628 and 1630 S. Ogden Street, requesting a change from U-SU-C to U-TU-C.

The Harrison Family purchased 1628 & 1630 S Ogden St with the belief that they would be able to redevelop it with a two-unit home, as it currently contains two separate legal homes in need of replacement.

Unfortunately, technicalities are preventing them from moving forward with these plans.

Our City needs housing anywhere we can get it. The proposed zoning change would allow them to preserve the current density on the property, while building anew.

This is also a very rare situation (1628 & 1630 S Ogden being two separate legal dwellings), so I do not believe we are at risk of setting a new precedent within the neighborhood, nor within the City.

Lastly, Platt Park is home to numerous duplexes on quite literally every block. A beautiful two-unit home would fold right into the character of the neighborhood while aiding with affordability.

We all know the city is growing and I believe this request is one small way to help address the City's goals. Approving this application is a step in the right direction.

Thank you for your time and consideration.

Sincerely,  
Jeff

I oppose the Rezone property from U-SU-C to U-TU-C, located at 1628-1630 South Ogden Street.

I have lived in the Platt Park neighborhood for years. Changing zoning to allow duplexes where they are currently prohibited will be bad for the neighborhood and the city.

Gary Salvucci



Hello, I strongly oppose the Rezone property from U-SU-C to U-TU-C, located at 1628-1630 South Ogden Street.

Sincerely, Julie Loosbrock  
1628 S Ogden St, Denver CO

Hello

I oppose the Rezone property from U-SU-C to U-TU-C, located at 1628-1630 South Ogden Street.

Stephanie Vieau

Hello-I strongly oppose the rezoning of 1628-1630 S. Ogden from U-SU-C (single family home) to U-TU-C (duplex), since it will set a precedent for future rezonings which could negatively impact the character of the neighborhood, increase alley congestion and street parking availability, and potentially affect property values of the surrounding single family homes. I urge you to vote NO on this rezoning request. Thank you for your time and consideration of this issue.

Best,  
Nancy Rice

I am reaching out to express my strong support for the rezoning request for 1630 and 1628 S Ogden St. As a Colorado resident and long-time Platt Park neighbor, I have witnessed how essential diversity is to our neighborhood—not only in terms of its people but also in its housing options. From charming duplexes to the vibrant mixed-use developments along South Pearl Street, the variety in our housing is one of the key elements that make Platt Park so special.

Having lived in Platt Park for over a decade, I've come to deeply appreciate how our diverse housing mix contributes to the neighborhood's warmth and livability, welcoming residents from all backgrounds. I believe approving this request to preserve two dwelling units as an attached two-unit dwelling aligns perfectly with the character of our community. It's a thoughtful approach that helps address Denver's housing needs while maintaining the unique charm of Platt Park.

I strongly encourage you to approve this rezoning request, as it would be a positive step toward preserving the diversity and vibrancy that define our neighborhood.

Thank you for your time and consideration.

Ashley Murphy

I oppose the Rezone property from U-SU-C to U-TU-C, located at 1628-1630 South Ogden Street  
Deborah Alper

I oppose the Rezoning from U-SU-C to U-TU-C, of the property located at 1628-1630 South Ogden Street, Denver. A tall narrow duplex on that lot is inappropriate for the neighborhood, and though the applicant claims it will be occupied by three generations of the applicant's family, I understand that the applicant has previously developed at least two other duplexes for investment in the Denver metro area as a side business, and I am skeptical that the applicant's plans are any different this time.

I also believe that though applicant's counsel may have complied with the letter of the applicable City ethics policy by recusing herself from the Planning Board discussion and vote as she claims, as Chairman of the Planning Board which overruled the staff recommendation and voted as she advocated (reportedly the only time that happened out of 61 applications last year) she created an appearance of impropriety that under the code of professional responsibility applicable to all lawyers is defined as a conflict of interest, for which recusal is insufficient. Sometimes lawyers meet themselves coming and just have to stop.

Philip H. Darrow

Dear City Council Members,

I am writing to voice my full support for the rezoning request for 1628 and 1630 S Ogden St. This is a common-sense request that aligns with the character of the surrounding neighborhood and should be approved without hesitation.

The Harrison Family's situation is unique but completely reasonable. They already have two legal homes on this lot, in a community where similar two-unit properties are common. This rezoning does not create additional density, nor does it disrupt the character of the neighborhood. It merely allows them to rebuild while keeping the same number of homes that already exist.

Declining this rezoning would create an unnecessary roadblock for a family looking to reinvest in their property and community. It would also be inconsistent with how similar properties in the neighborhood are treated. The city should support property owners who are making responsible improvements, not discourage them with restrictive zoning rules that don't reflect the reality of the area.

I encourage you to approve this application and allow the Harrison Family to move forward with their plans. Thank you for your time and consideration.

Sincerely,  
Jessica Berg

**RE: Letter of Support for Official Zoning Map Amendment  
Application #2023I-00242**

**Harrison Family – 1628 & 1630 S. Ogden Street, Denver, CO 80210**

Dear Members of Denver City Council,

I am writing to offer my **strong support** for the rezoning request for the Harrison Family, for the homes located at 1628 and 1630 S Ogden St.

Our area is facing an unprecedented housing crisis, affecting all income levels in terms of both affordability and availability. As a native Coloradan, I have witnessed the incredible growth firsthand, and I believe one of the solutions to our crisis is through creative housing options.

The Harrison Family is in an incredibly unique situation. This family owns two legal homes on one lot. Situated in a neighborhood where dozens and dozens of two-unit homes already exist on each block – to include their own Ogden Street.

Given the uniqueness of the current two-unit situation, I do not believe this would set a new precedent for the city upon approval of the application. I believe this is a simple way to find soft density during a time of extreme need for housing in our city.

Please approve this application and allow two homes to remain on one lot while enabling a family to build anew.

Thank you for your time and consideration in this matter.

Sincerely,

Kyle and Alicia Quackenbush



**RE: Letter of Support for Official Zoning Map Amendment Application #2023I-00242**  
**Harrison Family – 1628 & 1630 S. Ogden Street, Denver, CO 80210**

To Whom It May Concern,

I am sending this letter to express my **support** for the Harrison Family's application for a zoning map amendment at 1628 and 1630 S. Ogden Street, to change the zoning from U-SU-C to U-TU-C.

The Harrison Family bought their property with the understanding that since it currently contains two single-family homes, they would be able to renovate and redevelop the property with two single-family homes. However, the current zoning prohibits them from doing so, leaving the property with two aging homes in need of repair and replacement. As the City works to meet its ambitious goals, I support this effort to maintain existing density in the City. **The Harrison Family is not asking to increase density on the property, but rather maintain the existing two-family density that has been on the property since at least the 1930s.** I do not believe the City will be able to meet its goals of increasing density and making housing more affordable, if it decides to effectively reduce the number of homes that already exist.

The Harrison Family are great neighbors, and I hope the City will support their effort to build a dream home not only for their immediate family, but also for their parents. I am confident that supporting existing density and intergenerational family living will be a positive outcome for this property and the Platt Park neighborhood.

I also want to thank the Harrison Family for their neighbor outreach and including us in this process. We all want to see the neighborhood and City thrive, and approving their application will do just that.

Thank you for your consideration,

Philip Sevier  
Artisan Construction  
Address

Hello,

This email is to confirm **I oppose the Rezone property from U-SU-C to U-TU-C, located at 1628-1630 South Ogden Street.**

Thank you,  
Mary Kay

> Members of the City Council,

>

> I'm writing to show support for the rezoning request for 1628 and 1630 South Ogden St.

>

> I have known the landowner of these 2 properties for more than 20 years. I can't think of a more upstanding and trustworthy citizen. As an Air Force Academy graduate and an esteemed Pilot throughout his more than 20-year Air Force career, the landowner has proven time and again his sound and considerate decision making.

>

> In the case of rezoning these two properties, this enables the landowner to build his family's dream multi-generational home. The quality of construction will certainly enhance the community while fitting in seamlessly with other two unit properties in the area.

>

> I urge you to approve this rezoning measure, enable this family's dream and continue to improve the properties in Platt Park.

>

> Respectfully,

> David Dreyer

**RE: Letter of Support for Official Zoning Map Amendment Application #2023I-00242**

**Harrison Family – 1628 & 1630 S. Ogden Street, Denver, CO 80210**

Dear Members of City Council,

I am writing to **provide my full support** for the rezoning request for the properties at 1628 and 1630 S Ogden St. I have lived in Denver for over 11 years and Platt Park has one of my favorite mix of city housing options. This vibrant, high-energy neighborhood offers a great example of how diverse housing choices can enhance a community. From the duplexes and row houses sprinkled throughout each street, to the lively mixed-use spaces on South Pearl Street, this neighborhood offers a rich blend of living environments that make this such a desirable city neighborhood.

I am constantly impressed by the character and energy that comes with a diverse neighborhood and neighbors. I believe the variety of housing in the area plays a huge role in maintaining that vitality, making the neighborhood inclusive and accessible to people from all socioeconomic backgrounds.

Given the **numerous two-unit buildings** on each of the surrounding streets, to include South Ogden Street itself, I see no reason why this request to **maintain two dwelling units** and simply **reconfigure as a new attached two-unit dwelling**, would not be approved.

I kindly ask you to approve this rezoning application.

Thank you for your time and attention,

A handwritten signature in black ink, appearing to read 'Max Bresner', with a stylized, flowing script.

Max Bresner, Denver, CO Resident

I oppose the Rezone property from U-SU-C to U-TU-C, located at 1628-1630 South Ogden Street.

Robin Darrow

To Whom It May Concern,

I am writing to passionately express my **unwavering support** for the Harrison Family's application for a zoning map amendment at **1628 and 1630 S. Ogden Street**, seeking to **change the zoning from U-SU-C to U-TU-C**.

**This request is not only reasonable—it is essential.** The Harrison Family purchased this property with the sincere expectation that the two existing single-family homes, which have stood side by side for nearly a century, could be thoughtfully renovated or rebuilt to maintain the same two-home footprint. However, the current zoning restrictions unfairly prevent them from doing so, leaving two aging homes in need of repair, unable to meet modern safety and energy standards.

**This is about preserving what has long been part of the neighborhood's fabric—not increasing density, but simply maintaining the two-family living arrangement that has existed since the 1930s.** At a time when Denver is striving to increase housing options and affordability, it makes no sense to force the removal of an already-established home. **Reducing the number of residences in a city facing a housing crisis is both counterproductive and contrary to Denver's long-term growth goals.**

Beyond the issue of zoning, this is about family—about supporting a household that wants to create a space where multiple generations can live and thrive together. **The Harrison Family's desire to build homes for both their immediate family and aging parents embodies the kind of intergenerational living that enriches communities and strengthens neighborhood bonds.** This is exactly the type of thoughtful, community-centered development that Denver should be encouraging, not hindering.

Approving this zoning amendment is not just the right decision—it is the logical and compassionate one. The Platt Park neighborhood is known for its diverse architecture and vibrant character, where duplexes and multi-unit homes coexist harmoniously with single-family residences. **Allowing the Harrison Family to rebuild their property in a way that maintains its long-standing density aligns perfectly with the neighborhood's spirit while contributing to Denver's broader efforts to address housing challenges.**

I urge you to support this application and help ensure that our city continues to grow in a way that respects its past while embracing its future. Thank you for your time, consideration, and dedication to making Denver a place where families can thrive—together.

Sincerely,  
Brian Caudel

To whom it may concern,

*I oppose the Rezone property from U-SU-C to U-TU-C, located at 1628-1630 South Ogden Street*

Colleen Attoma-Mathews

To whom this may concern,

I am writing to oppose the Rezone property from U-SU-C to U-TU-C, located at 1628-1630 South Ogden Street.

Best,

Tucker Loosbrock



**I oppose the Rezone of property from U-SU-C to U-TU-C, located at 1628-1630 South Ogden St. I live at 1600 South Ogden St.**

I am all in favor of property owners doing what they want to a property within the existing parameters for that property. This does not include rezoning. We are already a very mixed use neighborhood. Let's not destroy what is left of the integrity of our neighborhood and that which makes it so desirable.

Thank you for your consideration to what the Denver Planning Board recommended and to the many of us that would be impacted.

Victoria Ekelund