

From: [Bethany Lefor](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#); [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] Accessory Dwelling Units Proposal
Date: Sunday, August 28, 2022 1:13:35 PM

To Whom It May Concern,

My name is Bethany Lefor and I live at 3131 W 36th AVE in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I am the parent of 4 kids who all have special needs and who were adopted from foster care. We are hoping to build an ADU in the future to be able to provide more independent housing (but with the support they will need) for some of them after they become adults. This proposal will help us accomplish that with our limited budget.

Thank you for your time and consideration.

Bethany Lefor

From: [Lori Williams](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] ADU support
Date: Saturday, August 27, 2022 4:02:42 PM

To Whom It May Concern,

My name is Lori Williams and I live at 3371 W 30th Avenue in the West Highland Neighborhood. I am writing to express my profound support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Lori L Williams

West Highland Resident for 31 years

--

Lori L. Williams
303-884-9004

From: [Russell Harris](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] Case number: 2021I-00263
Date: Monday, June 27, 2022 3:50:41 PM

Hi Mr. Webb,

As residents of the West Highlands (4537 W 29th Ave), we are in full support of the rezoning proposal.

Thank you,
Russell and Natasha Harris

From: [Ryan Borman](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] I support the West Highland ADU rezoning
Date: Wednesday, June 29, 2022 3:51:18 PM

I support the West Highland ADU rezoning.

Thank you!

Ryan Borman, AIA
ARCHITECT
ryanborman.com
m. 415.218.6556

From: [Zach Wilcock](#)
To: [Horn, Melissa A. - CC YA2245 City Council Aide](#); [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] Re: West Highland ADU Rezoning Public Hearing and Letters of Support Needed
Date: Monday, August 29, 2022 8:19:10 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

To Whom It May Concern,

My name is **Zach Wilcock** and I live at **3222 Zenobia st.** in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Zach Wilcock

From: [Philip Antonelli](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] Rezoning my neighborhood to permit ADUs
Date: Monday, August 29, 2022 4:26:05 PM

To Whom It May Concern,

My name is Phil Antonelli and I've lived at 3477 W. Hayward Pl in the West Highland Neighborhood for the past twenty years. I am writing to express my strong support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Phil Antonelli
Life is a picnic, but someone has to make the sandwiches.

From: [Heidi Finn](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] SUPPORT for ADU Rezone Highlands Neighborhood
Date: Monday, August 29, 2022 8:50:30 AM

To Whom It May Concern,

My name is Heidi Finn and I am a **30yr resident** of 2971 Yates St, Denver CO 80212 in the West Highland Neighborhood. I am writing to express my 10,000% support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units. *Finally!*

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration!

Heidi Finn

--

Heidi Finn, Principal
Urban Luxe Real Estate
Residential, Commercial Brokerage
3060 Larimer St.
Denver, CO 80205
tel:: 720.300.0330
em:: heidi@UrbanLuxeRealEstate.com

Denver | Breckenridge | Aspen | Belize

From: [CenturyLink Customer](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] "support for rezoning in west highland to allow accessory units"
Date: Friday, August 26, 2022 5:36:20 PM

o Whom It May Concern,

My name is Brian Lacey and I live at 3106 W 32nd Ave in the West Highland Neighborhood. We need Accessory units in our neighborhood. Have always had the need and the current zoning is unfair with some being allowed and some not without any particular reason especially those with larger lots like mine

From: [Zachary Zimbler](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] Support Letter For ADU Rezoning
Date: Friday, August 26, 2022 4:38:42 PM

To Whom It May Concern,

My name is **Zach Zimbler** and I live at **3540 Meade St** in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Cheers,

Zach

--

Zachary Zimbler
814-441-2968
<http://zzimbler.com>

From: [Amy Berglund](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#); [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] Support of ADU rezoning for West Highlands
Date: Friday, August 26, 2022 4:53:39 PM

Good afternoon Andrew and Melissa,

I am writing to express my support for Councilwoman Sandoval's proposed rezone to allow for ADU's in the West Highland neighborhood. I have lived and worked in the Highlands for over 20yrs. I currently reside within the West Highland boundaries and believe the best solution to increasing density with minimal impact to our neighborhood's streetscape is via the ADU. It is superior solution to the eventual scraping of homes followed by the construction of midsize apartment buildings that would certainly be our lot if we fail to act now increase density in this low-impact manner. Please know this proposed rezone has my full support.

Amy Berglund
Realtor, Managing Broker, RE/MAX Professionals, City Properties

M 720-560-6674 **E** amyberglund@me.com
W LoveWhereYouLiveDenver.com
Awards and designations RE/MAX Lifetime Achievement, Certified Luxury
Home Marketing Specialist, Historic Denver Preferred Realtor, 5 Star
Professional, America's Best Real Estate Agents



From: [Michael Dino](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] Supporting West Highland ADU Rezoning
Date: Friday, August 26, 2022 4:46:31 PM

To Whom It May Concern,

My name is Mike Dino and I have lived at 4601 West 30th Avenue for 30 years in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Regards,

Mike

Mike Dino
303-594-8818
mdino@mac.com
(iPad)

From: [Matt Robinson](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] We Support West Highland Re-Zone
Date: Saturday, August 27, 2022 7:04:43 PM

To Whom It May Concern,

Our names are Matt & Kai Robinson and we live at 33rd and Vrain in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.
Matt & Kai Robinson

From: [Wesley Gryna](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] West Highland ADU Rezoning - Letter of Support
Date: Saturday, August 27, 2022 8:07:52 PM

To Whom It May Concern,

My name is Wesley Gryna and I live at 3321 W 37th Avenue in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units. I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole. For instance, we would like to have a family in the future but want our parents to come stay with us for extended periods of time. Our home is too small to accommodate a little one and our parents. With an ADU, we could have others stay with us without having to leave Denver.

Thank you for your time and consideration.

Wesley Gryna

From: [Beth L.](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] West Highland ADU Rezoning
Date: Tuesday, August 30, 2022 11:39:55 AM

To Whom It May Concern,

My name is Elizabeth Liebetrau and I live at W. 33rd and Wolff in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. I think it will also increase diversity in our neighborhood - racially, social-economically, and generationally. Our city is in a housing affordability crisis and this type of rezoning will help tackle costs as well as inventory in one swoop.

In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole. I have aging parents myself and would welcome the option to support their housing/care needs on our existing property - this would not be possible within the footprint of our current home.

Thank you for your time and consideration. I appreciate your time and effort in moving this initiative forward for West Highland.

Sincerely,

Elizabeth Liebetrau
4630 W. 33rd Ave
Denver, CO 80212
818-679-9357

From: [DANIEL HOOPS](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] West Highland ADU Rezoning
Date: Monday, August 29, 2022 9:42:15 AM

To Whom It May Concern,

My name is Daniel Hoops and I live at 2991 N. Raleigh Street in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units. Many thanks to Councilwoman Sandoval for pursuing this initiative.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Daniel Hoops

From: [Jennie Rodgers](#)
To: [Rezoning - CPD](#); [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] West Highland ADU Rezoning
Date: Thursday, July 7, 2022 7:48:26 AM

Hello Andrew -

I wanted to submit a comment about this rezoning. I think that it is critical to allow ADU and other re-zonings/up-zonings throughout the City and including in my neighborhood in order to solve our housing crisis and provide more housing units. I hope that our entire neighborhood can be considered for ADU zoning/tandem homes and R-2 development.

Thank you,

Jennie Rodgers
3477 W. Hayward Place
Denver 80211

--

Jennie Rodgers

From: [Philip Antonelli](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] West Highland ADU rezoning
Date: Thursday, July 7, 2022 3:24:37 PM

Andrew,

I am submitting a comment in favor of rezoning my neighborhood to Urban -- Single-Unit with an Accessory Dwelling. Given the current housing situation it is critical to allow ADUs **and** other re-zoning and up-zonings throughout the city. I believe our entire neighborhood should be considered for ADU zoning/tandem homes and R-2 development.

Respectfully,

--

Phil Antonelli

3477 W. Hayward Pl

Life is a picnic, but someone has to make the sandwiches.

From: [Scott Bennett](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] West Highland ADU Rezoning
Date: Friday, August 26, 2022 2:48:01 PM

Hi Andrew-

I live at 3166 W 35th Ave in the West Highland Neighborhood. I wanted to express my strong support of Councilwoman Sandoval's proposal to re-zone the West Highland neighborhood and allow our neighborhood to build Accessory Dwelling Units.

We plan to start the process of converting our detached garage to an ADU if this proposal goes forward. This would make it easier for my wife to work from home, while also giving us options in the future to potentially take care of a senior parent, or generate rental income to help us in our retirement.

As you know, ADUs offer a potentially easy way to expand access to affordable housing, which we desperately need more of, without the troubles that accompany large scale housing development projects. The gradual increase in density afforded by ADUs gives more people the opportunity to enjoy this neighborhood, without changing its character at the same time.

Thank you,
Scott Bennett

--

Scott Bennett
303.875.5068
<http://www.housefish.com>
<http://www.instagram.com/housefishdesign/>

From: [Loryn Lewis](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] West Highland ADU Rezoning
Date: Friday, August 26, 2022 2:38:46 PM

To Whom It May Concern,

My name is Loryn Lewis and I live at 3279 Newton Street in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Loryn

From: [David Schultz](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] West Highland ADU Rezoning
Date: Friday, August 26, 2022 3:06:17 PM

To Whom It May Concern,

My name is David Schultz and I live at 3612 Perry St in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

David Schultz

David.grange.schultz@gmail.com
(303) 503-3153

From: aaronrosenberg26@gmail.com
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] West Highland ADU Rezoning
Date: Friday, August 26, 2022 5:14:29 PM

To Whom It May Concern,

My name is Aaron Rosenberg and I live at 3354 W 30th Ave in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thanks,

Aaron Rosenberg

From: Soozanna@comcast.net
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#); [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] West Highland ADU Rezoning
Date: Saturday, August 27, 2022 3:13:18 PM

To Whom It May Concern,

My name is Susan Miller and I live at **31st and Irving** in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Susan Miller

Sent from my iPhone

From: [darrin_pyle](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] West Highland ADU Rezoning
Date: Tuesday, August 30, 2022 7:48:48 AM

To Whom It May Concern,

My name is **Darrin Pyle** and I live at **3018 Hooker Street** in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Darrin Pyle

From: [Laraine Lockhart Borman](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] West highland ADU rezoning
Date: Monday, August 29, 2022 3:57:49 PM

Hello Andrew
I support the West Highland ADU rezoning! Thanks
Laraine Lockhart

Sent from my iPhone

From: [Natasha Lannerd](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] West Highland ADU
Date: Friday, August 26, 2022 4:44:34 PM

To Whom It May Concern,

My name is Natasha and I live at **3735 Lowell Blvd** in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Cheers,
Natasha Lannerd || natasha.lannerd@gmail.com || [303.918.6527](tel:303.918.6527)

Sent from my iPhone

From: [Kyle Bauerly](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#); [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] YES to ADUs in West Highlands
Date: Friday, August 26, 2022 2:40:56 PM

Andrew, Melissa,

My name is Kyle and I live at 35th and Raleigh in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

ADUs are one of the solutions to affordable, and more, housing in the Denver area. There isn't room for NIMBYism any longer and we must change our way of thinking.

July 6, 2022

To Whom It May Concern,

My name is Chad Holtzinger and I live at 4103 W 30th Avenue in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

A handwritten signature in black ink, consisting of several loops and a horizontal line extending to the right.

Chad Holtzinger, AIA
Shopworks Architecture

Grant D. Stiefel

August 26, 2022

To Whom It May Concern,

My name is Grant Stiefel and I live at 3377 W. Clyde Place in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Sincerely yours,



Grant D. Stiefel

Mark T. & Christine R. Maassel
1110 Edgewater Beach Road
Valparaiso, IN 46383

May 26, 2022

Mr. Andrew Webb
Principal City Planner, Community Planning and Development
City and County of Denver
201 W. Colfax Avenue
Department 205
Denver, CO 80202

RE: Councilwoman Sandoval's Rezoning of the West Highlands Neighborhood

Dear Mr. Webb,

I am writing on behalf of my wife Christine and myself to express our interest in and support of rezoning in the West Highlands Neighborhood to allow the construction of an Auxiliary Dwelling Unit (ADU).

First, however, I need to be clear that we are not residents of Denver nor of Colorado. The address shown above is our permanent home and we are residents of Indiana. But we are quite interested in the rezoning proposal because our daughter, her husband and their two young children live at 3033 West 37th Avenue in the West Highlands Neighborhood.

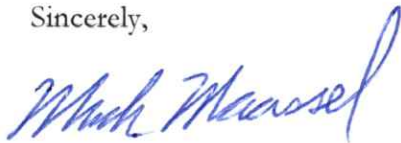
My wife and I are both recent retirees and truly enjoy traveling to Denver to visit, three or more times a year. When in Denver, we stay with our daughter in their home. However, their children are growing and will need more rooms, likely including the guest bedroom where we now stay. Thus, my wife and I, our daughter and her husband have discussed building an ADU at their home. Presently, we are thinking the ADU would be a detached unit built above the garage that currently exists off the alley behind their home.

An ADU would allow Christine and I a place to stay when we visit and may provide a little added space for our daughter and her husband to use to work remotely when we are not visiting.

If you have additional questions or need information from us, please contact me at the above address or via email at marktmaassel@comcast.net.

Thank you for your time and consideration. We remain highly supportive of rezoning to allow an ADU on residential properties in the West Highlands Neighborhood.

Sincerely,



Mark Maassel

cc: Naomi Grunditz, Office of Councilwoman Amanda P. Sandoval Council District 1, NW Denver

ROBERT A. ARMON
ARCHITECT LLC

August 26, 2022

To Whom It May Concern,

My name is Robert Armon and I live at 4505 West 31st Avenue in the West Highland Neighborhood. I have lived in this neighborhood since 1957.
I have been a licensed architect in Colorado for 50 years.
I have designed several ADU's in Denver in the past few decades. All successful.

I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.
Robert Armon, Architect



Robert A. Armon, Architect

From: [Rezoning - CPD](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: FW: [EXTERNAL] Rezoning at 4459 W. 30th ave - IN SUPPORT
Date: Tuesday, July 12, 2022 8:55:19 AM

From: Christopher Chalek <chrischalek@gmail.com>
Sent: Friday, July 8, 2022 2:54 PM
To: Rezoning - CPD <Rezoning@denvergov.org>
Subject: [EXTERNAL] Rezoning at 4459 W. 30th ave - IN SUPPORT

Thank you for the proposed rezoning of this area north of Sloans lake, with a growing family this could help us stay in the area as we would explore turning our garage into an ADU to potentially offer support for my aging parents. I do not yet understanding if my lot would support an ADU but with the growing housing shortage I am STRONGLY in support of rezoning this area and hopefully for all lot sizes.

Thank you

Christopher A. Chalek
4459 W. 30th ave denver CO 80212

From: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Volpe-Beasley, Gina J. - CC YA2246 City Council Aide Senior](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#)
Subject: FW: [EXTERNAL] West Highland ADU Rezoning
Date: Monday, August 29, 2022 8:53:06 AM

From: Nora Morgenstern <noralyster@gmail.com>
Sent: Sunday, August 28, 2022 2:01 PM
To: Horn, Melissa A. - CC YA2245 City Council Aide <Melissa.Horn@denvergov.org>
Subject: [EXTERNAL] West Highland ADU Rezoning

To Whom It May Concern,

My name is **Nora Morgenstern** and my husband **Michael Lyster** and I live at **4535 W. 34th Avenue** in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Too often, homes are razed and single family units, priced at far above 1 million dollars, fill our neighborhood streets. Obviously, persons of lower income are excluded from moving into the neighborhood. West Highlands has become progressively gentrified. This is not all bad . . . but we need to maintain the character of the neighborhood and welcome less wealthy residents. I believe ADUs will help us achieve this goal.

Some of our best neighbors live across the alley in an apartment building, FYI.

We have lived in our home for more than 15 years. We would not be able to afford to move into the neighborhood now. It's been sad to see so many changes.

Thank you for your time and consideration.

NORA MORGENSTERN & Michael Lyster

Sent via email to: Andrew Webb, Project Planner

cc: Melissa Horn, Council Aide

To Whom It May Concern,

My name is Stephanie Stevens and I reside and own our house at 4814 W. 34th Ave. in West Highlands, with my husband Nathan and our 4 children. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

Accessory Dwelling Units (ADUs) are a great way to increase housing options in our neighborhood, increase living space, provide potential income for home owners, and provide for more density without impacting the neighborhood feel. We have dreams to rebuild our detached garage one day and add living quarters above. We have a 40' x 100' lot that we purchased 10 years ago, and recently popped the top so we could stay here and raise our family here. We could not afford a demo and rebuild of our old and unusable 1-car garage at the time, so it still stands in poor condition. We want to be here for the long-term, but the usable area on our property is limited and construction costs are high. While our kids are still young, we'll need the extra square footage that a garage and extra living space could provide for personal reasons, but I think about the day when our kids move out and whether we'd need the space at which point, we might consider the ADU approach, even though we could rent the space legally. The extra income ADUs have the potential to provide, and the idea that we could provide housing for our local workforce, is intriguing and would give us better use of our property that could keep us here for longer by making the investment worth it and would ultimately contribute to home ownership stability in our neighborhood. I'm hopeful that this approach can help bring more varied incomes to the area and retain some of the older homes which bring so much character and history, our reason for moving here in the first place.

It is my impression that ADUs require separate water and sewer tie-ins to the street. This is our only apprehension to building a detached garage/ADU at the back of our lot and we ask that you explore allowing more flexibility to this regard. For example, we have very little room to work with on the sides of our lot so adding additional utility lines is not only very costly coming from the street, but also would potentially not be viable based on what exists within the 5-10' side setbacks. We'd request that you explore the potential for people to add to existing utility lines, or potential tie-in through the alley or closest side street through the alley. The requirements and development standards (i.e., setbacks, height) specific to ADUs should be re-evaluated to allow for best possible use while retaining character.

Thank you for your time and consideration.

Regards,

Stephanie & Nathan Stevens
4814 W. 34th Ave.
Denver, CO 80212

From: [Grunditz, Naomi R. - CC YA2246 City Council Aide Senior](#)
To: [Jason Berglund](#)
Cc: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: Re: [EXTERNAL] Support for the West Highland Neighborhood ADU Rezone
Date: Tuesday, May 31, 2022 8:34:29 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi, Jason, thanks so much for your support! I am cc'ing our rezoning project manager, all letters of support should go to him so they can be included in the public record. Thanks!

Best,
Naomi



Naomi Grunditz, MURP | Planner

Office of Councilwoman Amanda P. Sandoval
Council District 1, NW Denver
(720) 337-7704 | 1810 Platte St. Denver



DISCOVER YOUR CITY: [311](#) | [denvergov.org](#) | [Denver 8 TV Facebook](#) | [Sign up for our Newsletter](#)

*Correspondence with this office is an open record under the Colorado Open Records Act and must be made available to anyone requesting it unless the correspondence clearly states or implies a request for confidentiality. Please expressly indicate whether you wish for your communication to remain confidential.

From: Jason Berglund <berglundx4@me.com>
Date: Monday, May 30, 2022 at 7:37 PM
To: "Grunditz, Naomi R. - CC YA2246 City Council Aide Senior"
<Naomi.Grunditz@denvergov.org>
Subject: [EXTERNAL] Support for the West Highland Neighborhood ADU Rezone

Naomi - I wanted to take this opportunity to voice my support for the ADU Rezone of Denver's West Highland Neighborhood. What a positive development that this blanket rezone is moving forward. As you are aware, with the completion of this rezone, ADUs can proceed, sans the individual rezone hassles. ADUs will add much needed low-impact housing stock all the while preserving the neighborhood's unique streetscape. My family and I are super excited that we will soon have the opportunity if we choose, to construct an ADU without the hassle of having to go through an costly, time-consuming, and cumbersome rezone process.

Please pass along our thanks to Councilwoman Sandoval and her team.

Regards - Jason Berglund

L I N D S L E Y

Ryan McDowell Lindsley

August 29, 2022

City of Denver
Office of Councilwoman Amanda P. Sandoval Council District 1, NW Denver
1810 Platte Street
Denver, CO 80202

RE: Letter of Support for West Highland ADU Rezoning

To Whom It May Concern,

My name is Ryan Lindsley, and I live at Tennyson Street and 31st Avenue in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I think that Accessory Dwelling Units will be a good fit for our neighborhood and the larger Denver Metro area community. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Respectfully,

A handwritten signature in black ink, appearing to read 'Ryan Lindsley', with a long, sweeping tail that extends to the right.

Ryan Lindsley

August 28, 2022

Will & Eleanor Harte
3020 Perry St.
Denver, CO 80212

To Whom It May Concern,

My name is Will Harte and I live at 30th and Perry St. in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

Our family loves this neighborhood. We moved to West Highland in 2019 and quickly established community despite the pandemic. As our family grows, we recognize that we are outgrowing our home, especially with the new remote work paradigm. In exploring options to expand our space, we discovered that an ADU would be a great fit for our family. We plan to pursue an ADU on our property – assuming the rezoning is passed – to allow us to have full time childcare since we both work more than full time jobs.

An ADU is a great solution to creating more affordable housing in our neighborhood, and in our case in a historic district within West Highland would allow us to add space above a garage without altering the envelope or exterior character of the main house, a 1927 bungalow.

Thank you for your time and consideration of this important rezoning application.

Sincerely,

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

Will Harte

Denver Planning Board
201 W Colfax Ave
Denver CO 80202

August 30, 2022

RD: LETTER OF OPPOSITION REZONING APPLICATION #2021I-00263 WEST HIGHLAND NEIGHBORHOOD

Denver Planning Board,

This letter is in opposition to rezone the West Highland Neighborhood to allow ADUs.

We received a post card 06 27 2022. It states: The Denver Department of Community Planning and Development has received an application to rezone property near yours...

This appears to be a post card that goes out to properties which are within 200' of a re-zoning application. It does not state that an application to re-zone my property has been filed so I believe I was not properly informed. Also, I own other properties in West Highland which did not receive such a notice, all within the boundaries ?

On 08 25 2022 I received two post cards stating: The Denver Planning Board will consider an application to rezone the property listed above at a public hearing on September 7, 2022, at 3:30 pm.

I own other properties in West Highland and did not receive post cards for them ?

If the City of Denver is re-zoning someone's property, the owner of every property should receive notice.

Is this the proper way to post the re-zoning signs? The back of the sign facing the street? And there are not many signs around the boundary. Two on 29th Ave? facing the east or west traffic lane, but not both directions, and not facing the street ?

This entire re-zoning process seems to be flawed.



Councilwoman Sandoval's office had a zoom presentation regarding the rezoning on 01 19 2022 and again on 01 29 2022. We asked several questions of which some were answered and others were ignored. How are we to support something when our questions are not answered ?

- 1) They presented a map of Yes ADU responses.

But would not provide a map of NO responses.

- 2) Who is it that asked for the re-zoning to allow ADUs in West Highland?

Bill, West Highland Neighborhood Association (WHNA) Vice President said their Land Use and Planning Committee (LU&PC) asked for the rezoning and not the property owners/residents of West Highland.

- 3) April 21, 2021, Councilwoman Sandoval's office presented the ADU rezoning to the WHNA LU & PC and they were asked if they wanted to rezone West Highland to allow ADUs or choose to apply an Overlay on the 32nd Ave & Lowell Blvd. business district. "The LU & PC said they were going to explore with a survey about a neighborhood wide re-zoning". Was it this committee who decided to rezone West Highland to allow ADU? And why were the WHNA members not notified back in April 2021?

NO response.

- 4) WHNA emailed the council office Survey to all of WHNA's email addresses including people outside of the WHNA re-zone boundary asking them to take the survey. Why were they asked to respond to the survey even though they did not live in the boundary? Why was that email sent outside the boundaries? And what became of those surveys?

Councilwoman Sandoval's response: No idea, ask your RNO, yet her office received the survey responses.

- 5) From the people who took your survey, how are you confirming they are the actual property owners and not renters or people out to the WHNA boundaries?

NO response to the question.

- 6) If this proposed re-zoning moves forward, it should be an "Opt-in only" for property owners who want an ADU or 51% of all parcels/property owners.

Councilwoman Sandoval's response: The City does not allow Opt-in/Opt-out.

We asked why was Opt-in/Opt-out allowed for the ADU application on West 46th Ave?

Councilwoman Sandoval's response: That was David's re-zoning...Councilwoman Sandoval said she was carrying the rezoning so the residents could save \$1,000.

Why was David's application/property owners allowed to use the Opt-in/Opt-out on the final rezoning?

The 51% was ignored.

- 7) The WHNA re-zoning proposal consists of 3,277 parcels (per the presentation). The required % of property owners for the majority should be 51% of all parcels/property owners. Approximately 1,672 parcels/property owners for support/approval. Not a % of the small number of responses.

Councilwoman Sandoval response: This is not a question, Sandoval did not respond.

I asked the same question again at the 29th meeting.

Councilwoman Sandoval: This is twice you have said this. can you please point to where in the zoning code it points out to have = 51% ? and please explain why you believe this "fair"

My response: It's Majority

Councilwoman Sandoval response: thanks for providing your feedback.

- 8) If ADUs are such a good idea why hasn't Councilwoman Sandoval rezoned her own neighborhood? You should revisit West Highland after Sandoval's neighborhood has been rezoned to allow ADUs.

Councilwoman Sandoval response: No one in my neighborhood has asked for an ADU. Although we know of one who has asked.

- 9) ADUs encourage scrape offs, Airbnb, parking issues, infrastructure issues, loss of backyard privacy, etc. ADUs are not affordable housing and lack design guidelines.

Councilwoman Sandoval response: Prove it.

The numbers used to determine majority were skewed from responses, not majority parcel owners.

Pat Defa/Property Owner

Denver Planning Board
201 W Colfax Ave
Denver CO 80202

August 30, 2022

RD: LETTER OF OPPOSITION REZONING APPLICATION #2021I-00263 WEST HIGHLAND NEIGHBORHOOD

Denver Planning Board,

This letter is in opposition to rezone the West Highland Neighborhood to allow ADUs.

We received a post card 06 27 2022. It states: The Denver Department of Community Planning and Development has received an application to rezone property near yours...

This appears to be a post card that goes out to properties which are within 200' of a re-zoning application. It does not state that an application to re-zone my property has been filed so I believe I was not properly informed. Also, I own other properties in West Highland which did not receive such a notice, all within the boundaries ?

On 08 25 2022 I received two post cards stating: The Denver Planning Board will consider an application to rezone the property listed above at a public hearing on September 7, 2022, at 3:30 pm.

I own other properties in West Highland and did not receive post cards for them ?

If the City of Denver is re-zoning someone's property, the owner of every property should receive notice.

Is this the proper way to post the re-zoning signs? The back of the sign facing the street? And there are not many signs around the boundary. Two on 29th Ave? facing the east or west traffic lane, but not both directions, and not facing the street ?

This entire re-zoning process seems to be flawed.



Councilwoman Sandoval's office had a zoom presentation regarding the rezoning on 01 19 2022 and again on 01 29 2022. We asked several questions of which some were answered and others were ignored. How are we to support something when our questions are not answered ?

- 1) They presented a map of Yes ADU responses.

But would not provide a map of NO responses.

- 2) Who is it that asked for the re-zoning to allow ADUs in West Highland?

Bill, West Highland Neighborhood Association (WHNA) Vice President said their Land Use and Planning Committee (LU&PC) asked for the rezoning and not the property owners/residents of West Highland.

- 3) April 21, 2021, Councilwoman Sandoval's office presented the ADU rezoning to the WHNA LU & PC and they were asked if they wanted to rezone West Highland to allow ADUs or choose to apply an Overlay on the 32nd Ave & Lowell Blvd. business district. "The LU & PC said they were going to explore with a survey about a neighborhood wide re-zoning". Was it this committee who decided to rezone West Highland to allow ADU? And why were the WHNA members not notified back in April 2021?

NO response.

- 4) WHNA emailed the council office Survey to all of WHNA's email addresses including people outside of the WHNA re-zone boundary asking them to take the survey. Why were they asked to respond to the survey even though they did not live in the boundary? Why was that email sent outside the boundaries? And what became of those surveys?

Councilwoman Sandoval's response: No idea, ask your RNO, yet her office received the survey responses.

- 5) From the people who took your survey, how are you confirming they are the actual property owners and not renters or people out to the WHNA boundaries?

NO response to the question.

- 6) If this proposed re-zoning moves forward, it should be an "Opt-in only" for property owners who want an ADU or 51% of all parcels/property owners.

Councilwoman Sandoval's response: The City does not allow Opt-in/Opt-out.

We asked why was Opt-in/Opt-out allowed for the ADU application on West 46th Ave?

Councilwoman Sandoval's response: That was David's re-zoning...Councilwoman Sandoval said she was carrying the rezoning so the residents could save \$1,000.

Why was David's application/property owners allowed to use the Opt-in/Opt-out on the final rezoning?

The 51% was ignored.

- 7) The WHNA re-zoning proposal consists of 3,277 parcels (per the presentation). The required % of property owners for the majority should be 51% of all parcels/property owners. Approximately 1,672 parcels/property owners for support/approval. Not a % of the small number of responses.

Councilwoman Sandoval response: This is not a question, Sandoval did not respond.

I asked the same question again at the 29th meeting.

Councilwoman Sandoval: This is twice you have said this. can you please point to where in the zoning code it points out to have = 51% ? and please explain why you believe this "fair"

My response: It's Majority

Councilwoman Sandoval response: thanks for providing your feedback.

- 8) If ADUs are such a good idea why hasn't Councilwoman Sandoval rezoned her own neighborhood? You should revisit West Highland after Sandoval's neighborhood has been rezoned to allow ADUs.

Councilwoman Sandoval response: No one in my neighborhood has asked for an ADU. Although we know of one who has asked.

- 9) ADUs encourage scrape offs, Airbnb, parking issues, infrastructure issues, loss of backyard privacy, etc. ADUs are not affordable housing and lack design guidelines.

Councilwoman Sandoval response: Prove it.

The numbers used to determine majority were skewed from responses, not majority parcel owners.

Pat Defa/Property Owner

Pat Defa
3210 West Fairway Pl
Denver CO 80211

Denver Planning Board
201 W Colfax Ave
Denver CO 80202

August 30, 2022

RD: LETTER OF OPPOSITION REZONING APPLICATION #2021I-00263 WEST HIGHLAND NEIGHBORHOOD

Denver Planning Board,

This letter is in opposition to rezone the West Highland Neighborhood to allow ADUs.

We received a post card 06 27 2022. It states: The Denver Department of Community Planning and Development has received an application to rezone property near yours...

This appears to be a post card that goes out to properties which are within 200' of a re-zoning application. It does not state that an application to re-zone my property has been filed so I believe I was not properly informed. Also, I own other properties in West Highland which did not receive such a notice, all within the boundaries ?

On 08 25 2022 I received two post cards stating: The Denver Planning Board will consider an application to rezone the property listed above at a public hearing on September 7, 2022, at 3:30 pm.

I own other properties in West Highland and did not receive post cards for them ?

If the City of Denver is re-zoning someone's property, the owner of every property should receive notice.

Is this the proper way to post the re-zoning signs? The back of the sign facing the street? And there are not many signs around the boundary. Two on 29th Ave? facing the east or west traffic lane, but not both directions, and not facing the street ?

This entire re-zoning process seems to be flawed.



Councilwoman Sandoval's office had a zoom presentation regarding the rezoning on 01 19 2022 and again on 01 29 2022. We asked several questions of which some were answered and others were ignored. How are we to support something when our questions are not answered ?

- 1) They presented a map of Yes ADU responses.

But would not provide a map of NO responses.

- 2) Who is it that asked for the re-zoning to allow ADUs in West Highland?

Bill, West Highland Neighborhood Association (WHNA) Vice President said their Land Use and Planning Committee (LU&PC) asked for the rezoning and not the property owners/residents of West Highland.

- 3) April 21, 2021, Councilwoman Sandoval's office presented the ADU rezoning to the WHNA LU & PC and they were asked if they wanted to rezone West Highland to allow ADUs or choose to apply an Overlay on the 32nd Ave & Lowell Blvd. business district. "The LU & PC said they were going to explore with a survey about a neighborhood wide re-zoning". Was it this committee who decided to rezone West Highland to allow ADU? And why were the WHNA members not notified back in April 2021?
NO response.
- 4) WHNA emailed the council office Survey to all of WHNA's email addresses including people outside of the WHNA re-zone boundary asking them to take the survey. Why were they asked to respond to the survey even though they did not live in the boundary? Why was that email sent outside the boundaries? And what became of those surveys?
Councilwoman Sandoval's response: No idea, ask your RNO, yet her office received the survey responses.
- 5) From the people who took your survey, how are you confirming they are the actual property owners and not renters or people out to the WHNA boundaries?
NO response to the question.
- 6) If this proposed re-zoning moves forward, it should be an "Opt-in only" for property owners who want an ADU or 51% of all parcels/property owners.
Councilwoman Sandoval's response: The City does not allow Opt-in/Opt-out. We asked why was Opt-in/Opt-out allowed for the ADU application on West 46th Ave?
Councilwoman Sandoval's response: That was David's re-zoning...Councilwoman Sandoval said she was carrying the rezoning so the residents could save \$1,000.
Why was David's application/property owners allowed to use the Opt-in/Opt-out on the final rezoning?
The 51% was ignored.
- 7) The WHNA re-zoning proposal consists of 3,277 parcels (per the presentation). The required % of property owners for the majority should be 51% of all parcels/property owners. Approximately 1,672 parcels/property owners for support/approval. Not a % of the small number of responses.
Councilwoman Sandoval response: This is not a question, Sandoval did not respond. I asked the same question again at the 29th meeting.
Councilwoman Sandoval: This is twice you have said this. can you please point to where in the zoning code it points out to have = 51% ? and please explain why you believe this "fair"
My response: It's Majority
Councilwoman Sandoval response: thanks for providing your feedback.
- 8) If ADUs are such a good idea why hasn't Councilwoman Sandoval rezoned her own neighborhood? You should revisit West Highland after Sandoval's neighborhood has been rezoned to allow ADUs.
Councilwoman Sandoval response: No one in my neighborhood has asked for an ADU. Although we know of one who has asked.
- 9) ADUs encourage scrape offs, Airbnb, parking issues, infrastructure issues, loss of backyard privacy, etc. ADUs are not affordable housing and lack design guidelines.
Councilwoman Sandoval response: Prove it.

The numbers used to determine majority were skewed from responses, not majority parcel owners.

Pat Defa/Property Owner

Denver Planning Board
201 W Colfax Ave
Denver CO 80202

August 30, 2022

RD: LETTER OF OPPOSITION REZONING APPLICATION #2021I-00263 WEST HIGHLAND NEIGHBORHOOD

Denver Planning Board,

This letter is in opposition to rezone the West Highland Neighborhood to allow ADUs.

We received a post card 06 27 2022. It states: The Denver Department of Community Planning and Development has received an application to rezone property near yours...

This appears to be a post card that goes out to properties which are within 200' of a re-zoning application. It does not state that an application to re-zone my property has been filed so I believe I was not properly informed. Also, I own other properties in West Highland which did not receive such a notice, all within the boundaries ?

On 08 25 2022 I received two post cards stating: The Denver Planning Board will consider an application to rezone the property listed above at a public hearing on September 7, 2022, at 3:30 pm.

I own other properties in West Highland and did not receive post cards for them ?

If the City of Denver is re-zoning someone's property, the owner of every property should receive notice.

Is this the proper way to post the re-zoning signs? The back of the sign facing the street? And there are not many signs around the boundary. Two on 29th Ave? facing the east or west traffic lane, but not both directions, and not facing the street ?

This entire re-zoning process seems to be flawed.



Councilwoman Sandoval's office had a zoom presentation regarding the rezoning on 01 19 2022 and again on 01 29 2022. We asked several questions of which some were answered and others were ignored. How are we to support something when our questions are not answered ?

- 1) They presented a map of Yes ADU responses.

But would not provide a map of NO responses.

- 2) Who is it that asked for the re-zoning to allow ADUs in West Highland?

Bill, West Highland Neighborhood Association (WHNA) Vice President said their Land Use and Planning Committee (LU&PC) asked for the rezoning and not the property owners/residents of West Highland.

- 3) April 21, 2021, Councilwoman Sandoval's office presented the ADU rezoning to the WHNA LU & PC and they were asked if they wanted to rezone West Highland to allow ADUs or choose to apply an Overlay on the 32nd Ave & Lowell Blvd. business district. "The LU & PC said they were going to explore with a survey about a neighborhood wide re-zoning". Was it this committee who decided to rezone West Highland to allow ADU? And why were the WHNA members not notified back in April 2021?

NO response.

- 4) WHNA emailed the council office Survey to all of WHNA's email addresses including people outside of the WHNA re-zone boundary asking them to take the survey. Why were they asked to respond to the survey even though they did not live in the boundary? Why was that email sent outside the boundaries? And what became of those surveys?

Councilwoman Sandoval's response: No idea, ask your RNO, yet her office received the survey responses.

- 5) From the people who took your survey, how are you confirming they are the actual property owners and not renters or people out to the WHNA boundaries?

NO response to the question.

- 6) If this proposed re-zoning moves forward, it should be an "Opt-in only" for property owners who want an ADU or 51% of all parcels/property owners.

Councilwoman Sandoval's response: The City does not allow Opt-in/Opt-out.

We asked why was Opt-in/Opt-out allowed for the ADU application on West 46th Ave?

Councilwoman Sandoval's response: That was David's re-zoning...Councilwoman Sandoval said she was carrying the rezoning so the residents could save \$1,000.

Why was David's application/property owners allowed to use the Opt-in/Opt-out on the final rezoning?

The 51% was ignored.

- 7) The WHNA re-zoning proposal consists of 3,277 parcels (per the presentation). The required % of property owners for the majority should be 51% of all parcels/property owners. Approximately 1,672 parcels/property owners for support/approval. Not a % of the small number of responses.

Councilwoman Sandoval response: This is not a question, Sandoval did not respond.

I asked the same question again at the 29th meeting.

Councilwoman Sandoval: This is twice you have said this. can you please point to where in the zoning code it points out to have = 51% ? and please explain why you believe this "fair"

My response: It's Majority

Councilwoman Sandoval response: thanks for providing your feedback.

- 8) If ADUs are such a good idea why hasn't Councilwoman Sandoval rezoned her own neighborhood? You should revisit West Highland after Sandoval's neighborhood has been rezoned to allow ADUs.

Councilwoman Sandoval response: No one in my neighborhood has asked for an ADU. Although we know of one who has asked.

- 9) ADUs encourage scrape offs, Airbnb, parking issues, infrastructure issues, loss of backyard privacy, etc. ADUs are not affordable housing and lack design guidelines.

Councilwoman Sandoval response: Prove it.

The numbers used to determine majority were skewed from responses, not majority parcel owners.

Ray Defa/Property Owner

Pat Defa
3200 West Fairway Pl
Denver CO 80211

Denver Planning Board
201 W Colfax Ave
Denver CO 80202

August 30, 2022

RD: LETTER OF OPPOSITION REZONING APPLICATION #2021I-00263 WEST HIGHLAND NEIGHBORHOOD

Denver Planning Board,

This letter is in opposition to rezone the West Highland Neighborhood to allow ADUs.

We received a post card 06 27 2022. It states: The Denver Department of Community Planning and Development has received an application to rezone property near yours...

This appears to be a post card that goes out to properties which are within 200' of a re-zoning application. It does not state that an application to re-zone my property has been filed so I believe I was not properly informed. Also, I own other properties in West Highland which did not receive such a notice, all within the boundaries ?

On 08 25 2022 I received two post cards stating: The Denver Planning Board will consider an application to rezone the property listed above at a public hearing on September 7, 2022, at 3:30 pm.

I own other properties in West Highland and did not receive post cards for them ?

If the City of Denver is re-zoning someone's property, the owner of every property should receive notice.

Is this the proper way to post the re-zoning signs? The back of the sign facing the street? And there are not many signs around the boundary. Two on 29th Ave? facing the east or west traffic lane, but not both directions, and not facing the street ?

This entire re-zoning process seems to be flawed.



Councilwoman Sandoval's office had a zoom presentation regarding the rezoning on 01 19 2022 and again on 01 29 2022. We asked several questions of which some were answered and others were ignored. How are we to support something when our questions are not answered ?

- 1) They presented a map of Yes ADU responses.

But would not provide a map of NO responses.

- 2) Who is it that asked for the re-zoning to allow ADUs in West Highland?

Bill, West Highland Neighborhood Association (WHNA) Vice President said their Land Use and Planning Committee (LU&PC) asked for the rezoning and not the property owners/residents of West Highland.

- 3) April 21, 2021, Councilwoman Sandoval's office presented the ADU rezoning to the WHNA LU & PC and they were asked if they wanted to rezone West Highland to allow ADUs or choose to apply an Overlay on the 32nd Ave & Lowell Blvd. business district. "The LU & PC said they were going to explore with a survey about a neighborhood wide re-zoning". Was it this committee who decided to rezone West Highland to allow ADU? And why were the WHNA members not notified back in April 2021?
NO response.
- 4) WHNA emailed the council office Survey to all of WHNA's email addresses including people outside of the WHNA re-zone boundary asking them to take the survey. Why were they asked to respond to the survey even though they did not live in the boundary? Why was that email sent outside the boundaries? And what became of those surveys?
Councilwoman Sandoval's response: No idea, ask your RNO, yet her office received the survey responses.
- 5) From the people who took your survey, how are you confirming they are the actual property owners and not renters or people out to the WHNA boundaries?
NO response to the question.
- 6) If this proposed re-zoning moves forward, it should be an "Opt-in only" for property owners who want an ADU or 51% of all parcels/property owners.
Councilwoman Sandoval's response: The City does not allow Opt-in/Opt-out. We asked why was Opt-in/Opt-out allowed for the ADU application on West 46th Ave?
Councilwoman Sandoval's response: That was David's re-zoning...Councilwoman Sandoval said she was carrying the rezoning so the residents could save \$1,000.
Why was David's application/property owners allowed to use the Opt-in/Opt-out on the final rezoning?
The 51% was ignored.
- 7) The WHNA re-zoning proposal consists of 3,277 parcels (per the presentation). The required % of property owners for the majority should be 51% of all parcels/property owners. Approximately 1,672 parcels/property owners for support/approval. Not a % of the small number of responses.
Councilwoman Sandoval response: This is not a question, Sandoval did not respond. I asked the same question again at the 29th meeting.
Councilwoman Sandoval: This is twice you have said this. can you please point to where in the zoning code it points out to have = 51% ? and please explain why you believe this "fair"
My response: It's Majority
Councilwoman Sandoval response: thanks for providing your feedback.
- 8) If ADUs are such a good idea why hasn't Councilwoman Sandoval rezoned her own neighborhood? You should revisit West Highland after Sandoval's neighborhood has been rezoned to allow ADUs.
Councilwoman Sandoval response: No one in my neighborhood has asked for an ADU. Although we know of one who has asked.
- 9) ADUs encourage scrape offs, Airbnb, parking issues, infrastructure issues, loss of backyard privacy, etc. ADUs are not affordable housing and lack design guidelines.
Councilwoman Sandoval response: Prove it.

The numbers used to determine majority were skewed from responses, not majority parcel owners.

Pat Defa/Property Owner

Denver Planning Board
201 W Colfax Ave
Denver CO 80202

August 30, 2022

RD: LETTER OF OPPOSITION REZONING APPLICATION #2021I-00263 WEST HIGHLAND NEIGHBORHOOD

Denver Planning Board,

This letter is in opposition to rezone the West Highland Neighborhood to allow ADUs.

We received a post card 06 27 2022. It states: The Denver Department of Community Planning and Development has received an application to rezone property near yours...

This appears to be a post card that goes out to properties which are within 200' of a re-zoning application. It does not state that an application to re-zone my property has been filed so I believe I was not properly informed. Also, I own other properties in West Highland which did not receive such a notice, all within the boundaries ?

On 08 25 2022 I received two post cards stating: The Denver Planning Board will consider an application to rezone the property listed above at a public hearing on September 7, 2022, at 3:30 pm.

I own other properties in West Highland and did not receive post cards for them ?

If the City of Denver is re-zoning someone's property, the owner of every property should receive notice.

Is this the proper way to post the re-zoning signs? The back of the sign facing the street? And there are not many signs around the boundary. Two on 29th Ave? facing the east or west traffic lane, but not both directions, and not facing the street ?

This entire re-zoning process seems to be flawed.



Councilwoman Sandoval's office had a zoom presentation regarding the rezoning on 01 19 2022 and again on 01 29 2022. We asked several questions of which some were answered and others were ignored. How are we to support something when our questions are not answered ?

- 1) They presented a map of Yes ADU responses.

But would not provide a map of NO responses.

- 2) Who is it that asked for the re-zoning to allow ADUs in West Highland?

Bill, West Highland Neighborhood Association (WHNA) Vice President said their Land Use and Planning Committee (LU&PC) asked for the rezoning and not the property owners/residents of West Highland.

- 3) April 21, 2021, Councilwoman Sandoval's office presented the ADU rezoning to the WHNA LU & PC and they were asked if they wanted to rezone West Highland to allow ADUs or choose to apply an Overlay on the 32nd Ave & Lowell Blvd. business district. "The LU & PC said they were going to explore with a survey about a neighborhood wide re-zoning". Was it this committee who decided to rezone West Highland to allow ADU? And why were the WHNA members not notified back in April 2021?

NO response.

- 4) WHNA emailed the council office Survey to all of WHNA's email addresses including people outside of the WHNA re-zone boundary asking them to take the survey. Why were they asked to respond to the survey even though they did not live in the boundary? Why was that email sent outside the boundaries? And what became of those surveys?

Councilwoman Sandoval's response: No idea, ask your RNO, yet her office received the survey responses.

- 5) From the people who took your survey, how are you confirming they are the actual property owners and not renters or people out to the WHNA boundaries?

NO response to the question.

- 6) If this proposed re-zoning moves forward, it should be an "Opt-in only" for property owners who want an ADU or 51% of all parcels/property owners.

Councilwoman Sandoval's response: The City does not allow Opt-in/Opt-out.

We asked why was Opt-in/Opt-out allowed for the ADU application on West 46th Ave?

Councilwoman Sandoval's response: That was David's re-zoning...Councilwoman Sandoval said she was carrying the rezoning so the residents could save \$1,000.

Why was David's application/property owners allowed to use the Opt-in/Opt-out on the final rezoning?

The 51% was ignored.

- 7) The WHNA re-zoning proposal consists of 3,277 parcels (per the presentation). The required % of property owners for the majority should be 51% of all parcels/property owners. Approximately 1,672 parcels/property owners for support/approval. Not a % of the small number of responses.

Councilwoman Sandoval response: This is not a question, Sandoval did not respond.

I asked the same question again at the 29th meeting.

Councilwoman Sandoval: This is twice you have said this. can you please point to where in the zoning code it points out to have = 51% ? and please explain why you believe this "fair"

My response: It's Majority

Councilwoman Sandoval response: thanks for providing your feedback.

- 8) If ADUs are such a good idea why hasn't Councilwoman Sandoval rezoned her own neighborhood? You should revisit West Highland after Sandoval's neighborhood has been rezoned to allow ADUs.

Councilwoman Sandoval response: No one in my neighborhood has asked for an ADU. Although we know of one who has asked.

- 9) ADUs encourage scrape offs, Airbnb, parking issues, infrastructure issues, loss of backyard privacy, etc. ADUs are not affordable housing and lack design guidelines.

Councilwoman Sandoval response: Prove it.

The numbers used to determine majority were skewed from responses, not majority parcel owners.

Ray Defa/Property Owner

Denver Planning Board
201 W Colfax Ave
Denver CO 80202

August 30, 2022

RD: LETTER OF OPPOSITION REZONING APPLICATION #2021I-00263 WEST HIGHLAND NEIGHBORHOOD

Denver Planning Board,

This letter is in opposition to rezone the West Highland Neighborhood to allow ADUs.

We received a post card 06 27 2022. It states: The Denver Department of Community Planning and Development has received an application to rezone property near yours...

This appears to be a post card that goes out to properties which are within 200' of a re-zoning application. It does not state that an application to re-zone my property has been filed so I believe I was not properly informed. Also, I own other properties in West Highland which did not receive such a notice, all within the boundaries ?

On 08 25 2022 I received two post cards stating: The Denver Planning Board will consider an application to rezone the property listed above at a public hearing on September 7, 2022, at 3:30 pm.

I own other properties in West Highland and did not receive post cards for them ?

If the City of Denver is re-zoning someone's property, the owner of every property should receive notice.

Is this the proper way to post the re-zoning signs? The back of the sign facing the street? And there are not many signs around the boundary. Two on 29th Ave? facing the east or west traffic lane, but not both directions, and not facing the street ?

This entire re-zoning process seems to be flawed.



Councilwoman Sandoval's office had a zoom presentation regarding the rezoning on 01 19 2022 and again on 01 29 2022. We asked several questions of which some were answered and others were ignored. How are we to support something when our questions are not answered ?

- 1) They presented a map of Yes ADU responses.

But would not provide a map of NO responses.

- 2) Who is it that asked for the re-zoning to allow ADUs in West Highland?

Bill, West Highland Neighborhood Association (WHNA) Vice President said their Land Use and Planning Committee (LU&PC) asked for the rezoning and not the property owners/residents of West Highland.

- 3) April 21, 2021, Councilwoman Sandoval's office presented the ADU rezoning to the WHNA LU & PC and they were asked if they wanted to rezone West Highland to allow ADUs or choose to apply an Overlay on the 32nd Ave & Lowell Blvd. business district. "The LU & PC said they were going to explore with a survey about a neighborhood wide re-zoning". Was it this committee who decided to rezone West Highland to allow ADU? And why were the WHNA members not notified back in April 2021?

NO response.

- 4) WHNA emailed the council office Survey to all of WHNA's email addresses including people outside of the WHNA re-zone boundary asking them to take the survey. Why were they asked to respond to the survey even though they did not live in the boundary? Why was that email sent outside the boundaries? And what became of those surveys?

Councilwoman Sandoval's response: No idea, ask your RNO, yet her office received the survey responses.

- 5) From the people who took your survey, how are you confirming they are the actual property owners and not renters or people out to the WHNA boundaries?

NO response to the question.

- 6) If this proposed re-zoning moves forward, it should be an "Opt-in only" for property owners who want an ADU or 51% of all parcels/property owners.

Councilwoman Sandoval's response: The City does not allow Opt-in/Opt-out.

We asked why was Opt-in/Opt-out allowed for the ADU application on West 46th Ave?

Councilwoman Sandoval's response: That was David's re-zoning...Councilwoman Sandoval said she was carrying the rezoning so the residents could save \$1,000.

Why was David's application/property owners allowed to use the Opt-in/Opt-out on the final rezoning?

The 51% was ignored.

- 7) The WHNA re-zoning proposal consists of 3,277 parcels (per the presentation). The required % of property owners for the majority should be 51% of all parcels/property owners. Approximately 1,672 parcels/property owners for support/approval. Not a % of the small number of responses.

Councilwoman Sandoval response: This is not a question, Sandoval did not respond.

I asked the same question again at the 29th meeting.

Councilwoman Sandoval: This is twice you have said this. can you please point to where in the zoning code it points out to have = 51% ? and please explain why you believe this "fair"

My response: It's Majority

Councilwoman Sandoval response: thanks for providing your feedback.

- 8) If ADUs are such a good idea why hasn't Councilwoman Sandoval rezoned her own neighborhood? You should revisit West Highland after Sandoval's neighborhood has been rezoned to allow ADUs.

Councilwoman Sandoval response: No one in my neighborhood has asked for an ADU. Although we know of one who has asked.

- 9) ADUs encourage scrape offs, Airbnb, parking issues, infrastructure issues, loss of backyard privacy, etc. ADUs are not affordable housing and lack design guidelines.

Councilwoman Sandoval response: Prove it.

The numbers used to determine majority were skewed from responses, not majority parcel owners.

Ray Defa/Property Owner

Denver Planning Board
201 W Colfax Ave
Denver CO 80202

August 30, 2022

RD: LETTER OF OPPOSITION REZONING APPLICATION #2021I-00263 WEST HIGHLAND NEIGHBORHOOD

Denver Planning Board,

This letter is in opposition to rezone the West Highland Neighborhood to allow ADUs.

We received a post card 06 27 2022. It states: The Denver Department of Community Planning and Development has received an application to rezone property near yours...

This appears to be a post card that goes out to properties which are within 200' of a re-zoning application. It does not state that an application to re-zone my property has been filed so I believe I was not properly informed. Also, I own other properties in West Highland which did not receive such a notice, all within the boundaries ?

On 08 25 2022 I received two post cards stating: The Denver Planning Board will consider an application to rezone the property listed above at a public hearing on September 7, 2022, at 3:30 pm.

I own other properties in West Highland and did not receive post cards for them ?

If the City of Denver is re-zoning someone's property, the owner of every property should receive notice.

Is this the proper way to post the re-zoning signs? The back of the sign facing the street? And there are not many signs around the boundary. Two on 29th Ave? facing the east or west traffic lane, but not both directions, and not facing the street ?

This entire re-zoning process seems to be flawed.



Councilwoman Sandoval's office had a zoom presentation regarding the rezoning on 01 19 2022 and again on 01 29 2022. We asked several questions of which some were answered and others were ignored. How are we to support something when our questions are not answered ?

- 1) They presented a map of Yes ADU responses.

But would not provide a map of NO responses.

- 2) Who is it that asked for the re-zoning to allow ADUs in West Highland?

Bill, West Highland Neighborhood Association (WHNA) Vice President said their Land Use and Planning Committee (LU&PC) asked for the rezoning and not the property owners/residents of West Highland.

- 3) April 21, 2021, Councilwoman Sandoval's office presented the ADU rezoning to the WHNA LU & PC and they were asked if they wanted to rezone West Highland to allow ADUs or choose to apply an Overlay on the 32nd Ave & Lowell Blvd. business district. "The LU & PC said they were going to explore with a survey about a neighborhood wide re-zoning". Was it this committee who decided to rezone West Highland to allow ADU? And why were the WHNA members not notified back in April 2021?

NO response.

- 4) WHNA emailed the council office Survey to all of WHNA's email addresses including people outside of the WHNA re-zone boundary asking them to take the survey. Why were they asked to respond to the survey even though they did not live in the boundary? Why was that email sent outside the boundaries? And what became of those surveys?

Councilwoman Sandoval's response: No idea, ask your RNO, yet her office received the survey responses.

- 5) From the people who took your survey, how are you confirming they are the actual property owners and not renters or people out to the WHNA boundaries?

NO response to the question.

- 6) If this proposed re-zoning moves forward, it should be an "Opt-in only" for property owners who want an ADU or 51% of all parcels/property owners.

Councilwoman Sandoval's response: The City does not allow Opt-in/Opt-out.

We asked why was Opt-in/Opt-out allowed for the ADU application on West 46th Ave?

Councilwoman Sandoval's response: That was David's re-zoning...Councilwoman Sandoval said she was carrying the rezoning so the residents could save \$1,000.

Why was David's application/property owners allowed to use the Opt-in/Opt-out on the final rezoning?

The 51% was ignored.

- 7) The WHNA re-zoning proposal consists of 3,277 parcels (per the presentation). The required % of property owners for the majority should be 51% of all parcels/property owners. Approximately 1,672 parcels/property owners for support/approval. Not a % of the small number of responses.

Councilwoman Sandoval response: This is not a question, Sandoval did not respond.

I asked the same question again at the 29th meeting.

Councilwoman Sandoval: This is twice you have said this. can you please point to where in the zoning code it points out to have = 51% ? and please explain why you believe this "fair"

My response: It's Majority

Councilwoman Sandoval response: thanks for providing your feedback.

- 8) If ADUs are such a good idea why hasn't Councilwoman Sandoval rezoned her own neighborhood? You should revisit West Highland after Sandoval's neighborhood has been rezoned to allow ADUs.

Councilwoman Sandoval response: No one in my neighborhood has asked for an ADU. Although we know of one who has asked.

- 9) ADUs encourage scrape offs, Airbnb, parking issues, infrastructure issues, loss of backyard privacy, etc. ADUs are not affordable housing and lack design guidelines.

Councilwoman Sandoval response: Prove it.

The numbers used to determine majority were skewed from responses, not majority parcel owners.

Ray Defa/Property Owner

From: [Holly Murtaugh](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] West Highland ADU Rezoning
Date: Friday, August 26, 2022 4:11:24 PM

Hello Andrew,

I live at 3260 Quitman Street in the Highlands and have some concerns about the proposal to allow ADU's. As you know our neighborhood has gone through a lot of large scale development in the past decade. The redevelopment of the St. Anthony's Hospital Site has increased the density of the Sloan's Lake/Highlands neighborhood significantly. I know the proposed ADU area is only between 29th and 38th, but even at 33rd and Quitman we feel the squeeze on the parking in the area because of the increased density of people. In addition with the growth of AirBnb's in Denver, there are a lot of changes happening.

I'm not totally opposed to ADU's, but I am concerned about the implications to street parking. Will the ADU's be required to provide off street parking for its tenants/renters? Or will driveways become an option for not only the ADU, but for existing homes that do not already have driveways? As I'm sure you know, the less visibility on the street, the greater risk to pedestrians and bikers. I hear a lot of talk about making Denver a more pedestrian friendly city, and creating more street parking needs in an already high density neighborhood, doesn't seem to fit that goal.

Thanks for your consideration.

Holly Murtaugh

September 5, 2022

To Whom It May Concern,

My name is Heather Shockley and I live at 3240 Perry Street in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Heather Shockley

From: [Bethany Lefor](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#); [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] Accessory Dwelling Units Proposal
Date: Sunday, August 28, 2022 1:13:35 PM

To Whom It May Concern,

My name is Bethany Lefor and I live at 3131 W 36th AVE in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I am the parent of 4 kids who all have special needs and who were adopted from foster care. We are hoping to build an ADU in the future to be able to provide more independent housing (but with the support they will need) for some of them after they become adults. This proposal will help us accomplish that with our limited budget.

Thank you for your time and consideration.

Bethany Lefor

From: [Lori Williams](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] ADU support
Date: Saturday, August 27, 2022 4:02:42 PM

To Whom It May Concern,

My name is Lori Williams and I live at 3371 W 30th Avenue in the West Highland Neighborhood. I am writing to express my profound support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Lori L Williams

West Highland Resident for 31 years

--

Lori L. Williams
303-884-9004

From: [Russell Harris](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] Case number: 2021I-00263
Date: Monday, June 27, 2022 3:50:41 PM

Hi Mr. Webb,

As residents of the West Highlands (4537 W 29th Ave), we are in full support of the rezoning proposal.

Thank you,
Russell and Natasha Harris

From: [Ryan Borman](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] I support the West Highland ADU rezoning
Date: Wednesday, June 29, 2022 3:51:18 PM

I support the West Highland ADU rezoning.

Thank you!

Ryan Borman, AIA
ARCHITECT
ryanborman.com
m. 415.218.6556

From: [Zach Wilcock](#)
To: [Horn, Melissa A. - CC YA2245 City Council Aide](#); [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] Re: West Highland ADU Rezoning Public Hearing and Letters of Support Needed
Date: Monday, August 29, 2022 8:19:10 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

To Whom It May Concern,

My name is **Zach Wilcock** and I live at **3222 Zenobia st.** in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Zach Wilcock

From: [Philip Antonelli](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] Rezoning my neighborhood to permit ADUs
Date: Monday, August 29, 2022 4:26:05 PM

To Whom It May Concern,

My name is Phil Antonelli and I've lived at 3477 W. Hayward Pl in the West Highland Neighborhood for the past twenty years. I am writing to express my strong support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Phil Antonelli
Life is a picnic, but someone has to make the sandwiches.

From: [Heidi Finn](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] SUPPORT for ADU Rezone Highlands Neighborhood
Date: Monday, August 29, 2022 8:50:30 AM

To Whom It May Concern,

My name is Heidi Finn and I am a **30yr resident** of 2971 Yates St, Denver CO 80212 in the West Highland Neighborhood. I am writing to express my 10,000% support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units. *Finally!*

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration!

Heidi Finn

--

Heidi Finn, Principal
Urban Luxe Real Estate
Residential, Commercial Brokerage
3060 Larimer St.
Denver, CO 80205
tel:: 720.300.0330
em:: heidi@UrbanLuxeRealEstate.com

Denver | Breckenridge | Aspen | Belize

From: [CenturyLink Customer](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] "support for rezoning in west highland to allow accessory units"
Date: Friday, August 26, 2022 5:36:20 PM

o Whom It May Concern,

My name is Brian Lacey and I live at 3106 W 32nd Ave in the West Highland Neighborhood. We need Accessory units in our neighborhood. Have always had the need and the current zoning is unfair with some being allowed and some not without any particular reason especially those with larger lots like mine

From: [Zachary Zimbler](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] Support Letter For ADU Rezoning
Date: Friday, August 26, 2022 4:38:42 PM

To Whom It May Concern,

My name is **Zach Zimbler** and I live at **3540 Meade St** in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Cheers,

Zach

--

Zachary Zimbler
814-441-2968
<http://zzimbler.com>

From: [Amy Berglund](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#); [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] Support of ADU rezoning for West Highlands
Date: Friday, August 26, 2022 4:53:39 PM

Good afternoon Andrew and Melissa,

I am writing to express my support for Councilwoman Sandoval's proposed rezone to allow for ADU's in the West Highland neighborhood. I have lived and worked in the Highlands for over 20yrs. I currently reside within the West Highland boundaries and believe the best solution to increasing density with minimal impact to our neighborhood's streetscape is via the ADU. It is superior solution to the eventual scraping of homes followed by the construction of midsize apartment buildings that would certainly be our lot if we fail to act now increase density in this low-impact manner. Please know this proposed rezone has my full support.

Amy Berglund
Realtor, Managing Broker, RE/MAX Professionals, City Properties

M 720-560-6674 **E** amyberglund@me.com
W LoveWhereYouLiveDenver.com
Awards and designations RE/MAX Lifetime Achievement, Certified Luxury
Home Marketing Specialist, Historic Denver Preferred Realtor, 5 Star
Professional, America's Best Real Estate Agents



From: [Michael Dino](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] Supporting West Highland ADU Rezoning
Date: Friday, August 26, 2022 4:46:31 PM

To Whom It May Concern,

My name is Mike Dino and I have lived at 4601 West 30th Avenue for 30 years in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Regards,

Mike

Mike Dino
303-594-8818
mdino@mac.com
(iPad)

From: [Matt Robinson](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] We Support West Highland Re-Zone
Date: Saturday, August 27, 2022 7:04:43 PM

To Whom It May Concern,

Our names are Matt & Kai Robinson and we live at 33rd and Vrain in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.
Matt & Kai Robinson

From: [Wesley Gryna](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] West Highland ADU Rezoning - Letter of Support
Date: Saturday, August 27, 2022 8:07:52 PM

To Whom It May Concern,

My name is Wesley Gryna and I live at 3321 W 37th Avenue in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units. I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole. For instance, we would like to have a family in the future but want our parents to come stay with us for extended periods of time. Our home is too small to accommodate a little one and our parents. With an ADU, we could have others stay with us without having to leave Denver.

Thank you for your time and consideration.

Wesley Gryna

From: [Beth L.](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] West Highland ADU Rezoning
Date: Tuesday, August 30, 2022 11:39:55 AM

To Whom It May Concern,

My name is Elizabeth Liebetrau and I live at W. 33rd and Wolff in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. I think it will also increase diversity in our neighborhood - racially, social-economically, and generationally. Our city is in a housing affordability crisis and this type of rezoning will help tackle costs as well as inventory in one swoop.

In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole. I have aging parents myself and would welcome the option to support their housing/care needs on our existing property - this would not be possible within the footprint of our current home.

Thank you for your time and consideration. I appreciate your time and effort in moving this initiative forward for West Highland.

Sincerely,

Elizabeth Liebetrau
4630 W. 33rd Ave
Denver, CO 80212
818-679-9357

From: [DANIEL HOOPS](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] West Highland ADU Rezoning
Date: Monday, August 29, 2022 9:42:15 AM

To Whom It May Concern,

My name is Daniel Hoops and I live at 2991 N. Raleigh Street in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units. Many thanks to Councilwoman Sandoval for pursuing this initiative.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Daniel Hoops

From: [Jennie Rodgers](#)
To: [Rezoning - CPD](#); [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] West Highland ADU Rezoning
Date: Thursday, July 7, 2022 7:48:26 AM

Hello Andrew -

I wanted to submit a comment about this rezoning. I think that it is critical to allow ADU and other re-zonings/up-zonings throughout the City and including in my neighborhood in order to solve our housing crisis and provide more housing units. I hope that our entire neighborhood can be considered for ADU zoning/tandem homes and R-2 development.

Thank you,

Jennie Rodgers
3477 W. Hayward Place
Denver 80211

--

Jennie Rodgers

From: [Philip Antonelli](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] West Highland ADU rezoning
Date: Thursday, July 7, 2022 3:24:37 PM

Andrew,

I am submitting a comment in favor of rezoning my neighborhood to Urban -- Single-Unit with an Accessory Dwelling. Given the current housing situation it is critical to allow ADUs **and** other re-zoning and up-zonings throughout the city. I believe our entire neighborhood should be considered for ADU zoning/tandem homes and R-2 development.

Respectfully,

--

Phil Antonelli
3477 W. Hayward Pl
Life is a picnic, but someone has to make the sandwiches.

From: [Scott Bennett](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] West Highland ADU Rezoning
Date: Friday, August 26, 2022 2:48:01 PM

Hi Andrew-

I live at 3166 W 35th Ave in the West Highland Neighborhood. I wanted to express my strong support of Councilwoman Sandoval's proposal to re-zone the West Highland neighborhood and allow our neighborhood to build Accessory Dwelling Units.

We plan to start the process of converting our detached garage to an ADU if this proposal goes forward. This would make it easier for my wife to work from home, while also giving us options in the future to potentially take care of a senior parent, or generate rental income to help us in our retirement.

As you know, ADUs offer a potentially easy way to expand access to affordable housing, which we desperately need more of, without the troubles that accompany large scale housing development projects. The gradual increase in density afforded by ADUs gives more people the opportunity to enjoy this neighborhood, without changing its character at the same time.

Thank you,
Scott Bennett

--

Scott Bennett
303.875.5068
<http://www.housefish.com>
<http://www.instagram.com/housefishdesign/>

From: [Loryn Lewis](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] West Highland ADU Rezoning
Date: Friday, August 26, 2022 2:38:46 PM

To Whom It May Concern,

My name is Loryn Lewis and I live at 3279 Newton Street in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Loryn

From: [David Schultz](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] West Highland ADU Rezoning
Date: Friday, August 26, 2022 3:06:17 PM

To Whom It May Concern,

My name is David Schultz and I live at 3612 Perry St in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

David Schultz

David.grange.schultz@gmail.com
(303) 503-3153

From: aaronrosenberg26@gmail.com
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] West Highland ADU Rezoning
Date: Friday, August 26, 2022 5:14:29 PM

To Whom It May Concern,

My name is Aaron Rosenberg and I live at 3354 W 30th Ave in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thanks,

Aaron Rosenberg

From: Soozanna@comcast.net
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#); [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] West Highland ADU Rezoning
Date: Saturday, August 27, 2022 3:13:18 PM

To Whom It May Concern,

My name is Susan Miller and I live at **31st and Irving** in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Susan Miller

Sent from my iPhone

From: [darrin_pyle](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] West Highland ADU Rezoning
Date: Tuesday, August 30, 2022 7:48:48 AM

To Whom It May Concern,

My name is **Darrin Pyle** and I live at **3018 Hooker Street** in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Darrin Pyle

From: [Laraine Lockhart Borman](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] West highland ADU rezoning
Date: Monday, August 29, 2022 3:57:49 PM

Hello Andrew
I support the West Highland ADU rezoning! Thanks
Laraine Lockhart

Sent from my iPhone

From: [Natasha Lannerd](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] West Highland ADU
Date: Friday, August 26, 2022 4:44:34 PM

To Whom It May Concern,

My name is Natasha and I live at **3735 Lowell Blvd** in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Cheers,
Natasha Lannerd || natasha.lannerd@gmail.com || [303.918.6527](tel:303.918.6527)

Sent from my iPhone

From: [Kyle Bauerly](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#); [Horn, Melissa A. - CC YA2245 City Council Aide](#)
Subject: [EXTERNAL] YES to ADUs in West Highlands
Date: Friday, August 26, 2022 2:40:56 PM

Andrew, Melissa,

My name is Kyle and I live at 35th and Raleigh in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

ADUs are one of the solutions to affordable, and more, housing in the Denver area. There isn't room for NIMBYism any longer and we must change our way of thinking.

July 6, 2022

To Whom It May Concern,

My name is Chad Holtzinger and I live at 4103 W 30th Avenue in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

A handwritten signature in black ink, consisting of several loops and a horizontal line extending to the right.

Chad Holtzinger, AIA
Shopworks Architecture

Grant D. Stiefel

August 26, 2022

To Whom It May Concern,

My name is Grant Stiefel and I live at 3377 W. Clyde Place in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Sincerely yours,



Grant D. Stiefel

Mark T. & Christine R. Maassel
1110 Edgewater Beach Road
Valparaiso, IN 46383

May 26, 2022

Mr. Andrew Webb
Principal City Planner, Community Planning and Development
City and County of Denver
201 W. Colfax Avenue
Department 205
Denver, CO 80202

RE: Councilwoman Sandoval's Rezoning of the West Highlands Neighborhood

Dear Mr. Webb,

I am writing on behalf of my wife Christine and myself to express our interest in and support of rezoning in the West Highlands Neighborhood to allow the construction of an Auxiliary Dwelling Unit (ADU).

First, however, I need to be clear that we are not residents of Denver nor of Colorado. The address shown above is our permanent home and we are residents of Indiana. But we are quite interested in the rezoning proposal because our daughter, her husband and their two young children live at 3033 West 37th Avenue in the West Highlands Neighborhood.

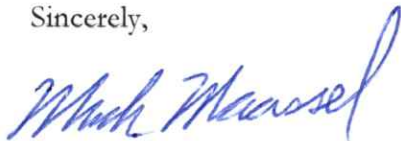
My wife and I are both recent retirees and truly enjoy traveling to Denver to visit, three or more times a year. When in Denver, we stay with our daughter in their home. However, their children are growing and will need more rooms, likely including the guest bedroom where we now stay. Thus, my wife and I, our daughter and her husband have discussed building an ADU at their home. Presently, we are thinking the ADU would be a detached unit built above the garage that currently exists off the alley behind their home.

An ADU would allow Christine and I a place to stay when we visit and may provide a little added space for our daughter and her husband to use to work remotely when we are not visiting.

If you have additional questions or need information from us, please contact me at the above address or via email at marktmaassel@comcast.net.

Thank you for your time and consideration. We remain highly supportive of rezoning to allow an ADU on residential properties in the West Highlands Neighborhood.

Sincerely,



Mark Maassel

cc: Naomi Grunditz, Office of Councilwoman Amanda P. Sandoval Council District 1, NW Denver

ROBERT A. ARMON
ARCHITECT LLC

August 26, 2022

To Whom It May Concern,

My name is Robert Armon and I live at 4505 West 31st Avenue in the West Highland Neighborhood. I have lived in this neighborhood since 1957.
I have been a licensed architect in Colorado for 50 years.
I have designed several ADU's in Denver in the past few decades. All successful.

I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.
Robert Armon, Architect



Robert A. Armon, Architect

From: [Rezoning - CPD](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: FW: [EXTERNAL] Rezoning at 4459 W. 30th ave - IN SUPPORT
Date: Tuesday, July 12, 2022 8:55:19 AM

From: Christopher Chalek <chrischalek@gmail.com>
Sent: Friday, July 8, 2022 2:54 PM
To: Rezoning - CPD <Rezoning@denvergov.org>
Subject: [EXTERNAL] Rezoning at 4459 W. 30th ave - IN SUPPORT

Thank you for the proposed rezoning of this area north of Sloans lake, with a growing family this could help us stay in the area as we would explore turning our garage into an ADU to potentially offer support for my aging parents. I do not yet understanding if my lot would support an ADU but with the growing housing shortage I am STRONGLY in support of rezoning this area and hopefully for all lot sizes.

Thank you

Christopher A. Chalek
4459 W. 30th ave denver CO 80212

From: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Volpe-Beasley, Gina J. - CC YA2246 City Council Aide Senior](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#)
Subject: FW: [EXTERNAL] West Highland ADU Rezoning
Date: Monday, August 29, 2022 8:53:06 AM

From: Nora Morgenstern <noralyster@gmail.com>
Sent: Sunday, August 28, 2022 2:01 PM
To: Horn, Melissa A. - CC YA2245 City Council Aide <Melissa.Horn@denvergov.org>
Subject: [EXTERNAL] West Highland ADU Rezoning

To Whom It May Concern,

My name is **Nora Morgenstern** and my husband **Michael Lyster** and I live at **4535 W. 34th Avenue** in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Too often, homes are razed and single family units, priced at far above 1 million dollars, fill our neighborhood streets. Obviously, persons of lower income are excluded from moving into the neighborhood. West Highlands has become progressively gentrified. This is not all bad . . . but we need to maintain the character of the neighborhood and welcome less wealthy residents. I believe ADUs will help us achieve this goal.

Some of our best neighbors live across the alley in an apartment building, FYI.

We have lived in our home for more than 15 years. We would not be able to afford to move into the neighborhood now. It's been sad to see so many changes.

Thank you for your time and consideration.

NORA MORGENSTERN & Michael Lyster

Sent via email to: Andrew Webb, Project Planner

cc: Melissa Horn, Council Aide

To Whom It May Concern,

My name is Stephanie Stevens and I reside and own our house at 4814 W. 34th Ave. in West Highlands, with my husband Nathan and our 4 children. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

Accessory Dwelling Units (ADUs) are a great way to increase housing options in our neighborhood, increase living space, provide potential income for home owners, and provide for more density without impacting the neighborhood feel. We have dreams to rebuild our detached garage one day and add living quarters above. We have a 40' x 100' lot that we purchased 10 years ago, and recently popped the top so we could stay here and raise our family here. We could not afford a demo and rebuild of our old and unusable 1-car garage at the time, so it still stands in poor condition. We want to be here for the long-term, but the usable area on our property is limited and construction costs are high. While our kids are still young, we'll need the extra square footage that a garage and extra living space could provide for personal reasons, but I think about the day when our kids move out and whether we'd need the space at which point, we might consider the ADU approach, even though we could rent the space legally. The extra income ADUs have the potential to provide, and the idea that we could provide housing for our local workforce, is intriguing and would give us better use of our property that could keep us here for longer by making the investment worth it and would ultimately contribute to home ownership stability in our neighborhood. I'm hopeful that this approach can help bring more varied incomes to the area and retain some of the older homes which bring so much character and history, our reason for moving here in the first place.

It is my impression that ADUs require separate water and sewer tie-ins to the street. This is our only apprehension to building a detached garage/ADU at the back of our lot and we ask that you explore allowing more flexibility to this regard. For example, we have very little room to work with on the sides of our lot so adding additional utility lines is not only very costly coming from the street, but also would potentially not be viable based on what exists within the 5-10' side setbacks. We'd request that you explore the potential for people to add to existing utility lines, or potential tie-in through the alley or closest side street through the alley. The requirements and development standards (i.e., setbacks, height) specific to ADUs should be re-evaluated to allow for best possible use while retaining character.

Thank you for your time and consideration.

Regards,

Stephanie & Nathan Stevens
4814 W. 34th Ave.
Denver, CO 80212

From: [Grunditz, Naomi R. - CC YA2246 City Council Aide Senior](#)
To: [Jason Berglund](#)
Cc: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: Re: [EXTERNAL] Support for the West Highland Neighborhood ADU Rezone
Date: Tuesday, May 31, 2022 8:34:29 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi, Jason, thanks so much for your support! I am cc'ing our rezoning project manager, all letters of support should go to him so they can be included in the public record. Thanks!

Best,
Naomi



Naomi Grunditz, MURP | Planner

Office of Councilwoman Amanda P. Sandoval
Council District 1, NW Denver
(720) 337-7704 | 1810 Platte St. Denver



DISCOVER YOUR CITY: [311](#) | [denvergov.org](#) | [Denver 8 TV Facebook](#) | [Sign up for our Newsletter](#)

*Correspondence with this office is an open record under the Colorado Open Records Act and must be made available to anyone requesting it unless the correspondence clearly states or implies a request for confidentiality. Please expressly indicate whether you wish for your communication to remain confidential.

From: Jason Berglund <berglundx4@me.com>
Date: Monday, May 30, 2022 at 7:37 PM
To: "Grunditz, Naomi R. - CC YA2246 City Council Aide Senior"
<Naomi.Grunditz@denvergov.org>
Subject: [EXTERNAL] Support for the West Highland Neighborhood ADU Rezone

Naomi - I wanted to take this opportunity to voice my support for the ADU Rezone of Denver's West Highland Neighborhood. What a positive development that this blanket rezone is moving forward. As you are aware, with the completion of this rezone, ADUs can proceed, sans the individual rezone hassles. ADUs will add much needed low-impact housing stock all the while preserving the neighborhood's unique streetscape. My family and I are super excited that we will soon have the opportunity if we choose, to construct an ADU without the hassle of having to go through an costly, time-consuming, and cumbersome rezone process.

Please pass along our thanks to Councilwoman Sandoval and her team.

Regards - Jason Berglund

L I N D S L E Y

Ryan McDowell Lindsley

August 29, 2022

City of Denver
Office of Councilwoman Amanda P. Sandoval Council District 1, NW Denver
1810 Platte Street
Denver, CO 80202

RE: Letter of Support for West Highland ADU Rezoning

To Whom It May Concern,

My name is Ryan Lindsley, and I live at Tennyson Street and 31st Avenue in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I think that Accessory Dwelling Units will be a good fit for our neighborhood and the larger Denver Metro area community. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Respectfully,

A handwritten signature in black ink, appearing to read 'Ryan Lindsley', with a long, sweeping underline that extends to the right.

Ryan Lindsley

August 28, 2022

Will & Eleanor Harte
3020 Perry St.
Denver, CO 80212

To Whom It May Concern,

My name is Will Harte and I live at 30th and Perry St. in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

Our family loves this neighborhood. We moved to West Highland in 2019 and quickly established community despite the pandemic. As our family grows, we recognize that we are outgrowing our home, especially with the new remote work paradigm. In exploring options to expand our space, we discovered that an ADU would be a great fit for our family. We plan to pursue an ADU on our property – assuming the rezoning is passed – to allow us to have full time childcare since we both work more than full time jobs.

An ADU is a great solution to creating more affordable housing in our neighborhood, and in our case in a historic district within West Highland would allow us to add space above a garage without altering the envelope or exterior character of the main house, a 1927 bungalow.

Thank you for your time and consideration of this important rezoning application.

Sincerely,

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

Will Harte

Planning Board Comments



Submission date: 5 September 2022, 1:06PM
Receipt number: 260
Related form version: 2

Your information

Name	Susan Kohut
Address or neighborhood	3052 W 34th Ave
ZIP code	80211-3206
Email	sbk_13_7@yahoo.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	West Highland Neighborhood
Case number	020211-00263

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

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

Your comment:

To Whom It May Concern,

My name is Bethany Susan Kohut and I live at 3052 W 34th Ave in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from USU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

My mother is 85 years old and recently widowed. She will soon no longer be able to live alone, and it would be ideal for her to come live with me -- but still allow her some independence and her own space. It would be ideal for our family to allow the construction of an ADU on our property.

Additionally, with the population of Denver increasing annually, the density needs to also increase -- but not at the expense of our charming 1900's homes. Although there is a place for tear-downs for the creation of duplexes and triplexes, there is also a in our neighborhood place for ADUs.

Thank you,

Susan

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Denver Planning Board
201 W Colfax Ave
Denver CO 80202

August 30, 2022

RD: **LETTER OF OPPOSITION** REZONING APPLICATION #2021I-00263 WEST HIGHLAND NEIGHBORHOOD

Denver Planning Board,

This letter is in opposition to rezone the West Highland Neighborhood to allow ADUs.

We received a post card 06 27 2022. It states: The Denver Department of Community Planning and Development has received an application to rezone property near yours...

This appears to be a post card that goes out to properties which are within 200' of a re-zoning application. It does not state that an application to re-zone my property has been filed so I believe I was not properly informed. Also, I own other properties in West Highland which did not receive such a notice, all within the boundaries ?

On 08 25 2022 I received two post cards stating: The Denver Planning Board will consider an application to rezone the property listed above at a public hearing on September 7, 2022, at 3:30 pm.

I own other properties in West Highland and did not receive post cards for them ?

If the City of Denver is re-zoning someone's property, the owner of every property should receive notice.

Is this the proper way to post the re-zoning signs? The back of the sign facing the street? And there are not many signs around the boundary. Two on 29th Ave? facing the east or west traffic lane, but not both directions, and not facing the street ?

This entire re-zoning process seems to be flawed.



Councilwoman Sandoval's office had a zoom presentation regarding the rezoning on 01 19 2022 and again on 01 29 2022. We asked several questions of which some were answered and others were ignored. How are we to support something when our questions are not answered ?

- 1) They presented a map of Yes ADU responses.

But would not provide a map of NO responses.

- 2) Who is it that asked for the re-zoning to allow ADUs in West Highland?

Bill, West Highland Neighborhood Association (WHNA) Vice President said their Land Use and Planning Committee (LU&PC) asked for the rezoning and not the property owners/residents of West Highland.

- 3) April 21, 2021, Councilwoman Sandoval's office presented the ADU rezoning to the WHNA LU & PC and they were asked if they wanted to rezone West Highland to allow ADUs or choose to apply an Overlay on the 32nd Ave & Lowell Blvd. business district. "The LU & PC said they were going to explore with a survey about a neighborhood wide re-zoning". Was it this committee who decided to rezone West Highland to allow ADU? And why were the WHNA members not notified back in April 2021?

NO response.

- 4) WHNA emailed the council office Survey to all of WHNA's email addresses including people outside of the WHNA re-zone boundary asking them to take the survey. Why were they asked to respond to the survey even though they did not live in the boundary? Why was that email sent outside the boundaries? And what became of those surveys?

Councilwoman Sandoval's response: No idea, ask your RNO, yet her office received the survey responses.

- 5) From the people who took your survey, how are you confirming they are the actual property owners and not renters or people out to the WHNA boundaries?

NO response to the question.

- 6) If this proposed re-zoning moves forward, it should be an "Opt-in only" for property owners who want an ADU or 51% of all parcels/property owners.

Councilwoman Sandoval's response: The City does not allow Opt-in/Opt-out.

We asked why was Opt-in/Opt-out allowed for the ADU application on West 46th Ave?

Councilwoman Sandoval's response: That was David's re-zoning...Councilwoman Sandoval said she was carrying the rezoning so the residents could save \$1,000.

Why was David's application/property owners allowed to use the Opt-in/Opt-out on the final rezoning?

The 51% was ignored.

- 7) The WHNA re-zoning proposal consists of 3,277 parcels (per the presentation). The required % of property owners for the majority should be 51% of all parcels/property owners. Approximately 1,672 parcels/property owners for support/approval. Not a % of the small number of responses.

Councilwoman Sandoval response: This is not a question, Sandoval did not respond.

I asked the same question again at the 29th meeting.

Councilwoman Sandoval: This is twice you have said this. can you please point to where in the zoning code it points out to have = 51% ? and please explain why you believe this "fair"

My response: It's Majority

Councilwoman Sandoval response: thanks for providing your feedback.

- 8) If ADUs are such a good idea why hasn't Councilwoman Sandoval rezoned her own neighborhood? You should revisit West Highland after Sandoval's neighborhood has been rezoned to allow ADUs.

Councilwoman Sandoval response: No one in my neighborhood has asked for an ADU. Although we know of one who has asked.

- 9) ADUs encourage scrape offs, Airbnb, parking issues, infrastructure issues, loss of backyard privacy, etc. ADUs are not affordable housing and lack design guidelines.

Councilwoman Sandoval response: Prove it.

The numbers used to determine majority were skewed from responses, not majority parcel owners.

Pat Defa/Property Owner

Denver Planning Board
201 W Colfax Ave
Denver CO 80202

August 30, 2022

RD: **LETTER OF OPPOSITION** REZONING APPLICATION #2021I-00263 WEST HIGHLAND NEIGHBORHOOD

Denver Planning Board,

This letter is in opposition to rezone the West Highland Neighborhood to allow ADUs.

We received a post card 06 27 2022. It states: The Denver Department of Community Planning and Development has received an application to rezone property near yours...

This appears to be a post card that goes out to properties which are within 200' of a re-zoning application. It does not state that an application to re-zone my property has been filed so I believe I was not properly informed. Also, I own other properties in West Highland which did not receive such a notice, all within the boundaries ?

On 08 25 2022 I received two post cards stating: The Denver Planning Board will consider an application to rezone the property listed above at a public hearing on September 7, 2022, at 3:30 pm.

I own other properties in West Highland and did not receive post cards for them ?

If the City of Denver is re-zoning someone's property, the owner of every property should receive notice.

Is this the proper way to post the re-zoning signs? The back of the sign facing the street? And there are not many signs around the boundary. Two on 29th Ave? facing the east or west traffic lane, but not both directions, and not facing the street ?

This entire re-zoning process seems to be flawed.



Councilwoman Sandoval's office had a zoom presentation regarding the rezoning on 01 19 2022 and again on 01 29 2022. We asked several questions of which some were answered and others were ignored. How are we to support something when our questions are not answered ?

- 1) They presented a map of Yes ADU responses.

But would not provide a map of NO responses.

- 2) Who is it that asked for the re-zoning to allow ADUs in West Highland?

Bill, West Highland Neighborhood Association (WHNA) Vice President said their Land Use and Planning Committee (LU&PC) asked for the rezoning and not the property owners/residents of West Highland.

- 3) April 21, 2021, Councilwoman Sandoval's office presented the ADU rezoning to the WHNA LU & PC and they were asked if they wanted to rezone West Highland to allow ADUs or choose to apply an Overlay on the 32nd Ave & Lowell Blvd. business district. "The LU & PC said they were going to explore with a survey about a neighborhood wide re-zoning". Was it this committee who decided to rezone West Highland to allow ADU? And why were the WHNA members not notified back in April 2021?

NO response.

- 4) WHNA emailed the council office Survey to all of WHNA's email addresses including people outside of the WHNA re-zone boundary asking them to take the survey. Why were they asked to respond to the survey even though they did not live in the boundary? Why was that email sent outside the boundaries? And what became of those surveys?

Councilwoman Sandoval's response: No idea, ask your RNO, yet her office received the survey responses.

- 5) From the people who took your survey, how are you confirming they are the actual property owners and not renters or people out to the WHNA boundaries?

NO response to the question.

- 6) If this proposed re-zoning moves forward, it should be an "Opt-in only" for property owners who want an ADU or 51% of all parcels/property owners.

Councilwoman Sandoval's response: The City does not allow Opt-in/Opt-out.

We asked why was Opt-in/Opt-out allowed for the ADU application on West 46th Ave?

Councilwoman Sandoval's response: That was David's re-zoning...Councilwoman Sandoval said she was carrying the rezoning so the residents could save \$1,000.

Why was David's application/property owners allowed to use the Opt-in/Opt-out on the final rezoning?

The 51% was ignored.

- 7) The WHNA re-zoning proposal consists of 3,277 parcels (per the presentation). The required % of property owners for the majority should be 51% of all parcels/property owners. Approximately 1,672 parcels/property owners for support/approval. Not a % of the small number of responses.

Councilwoman Sandoval response: This is not a question, Sandoval did not respond.

I asked the same question again at the 29th meeting.

Councilwoman Sandoval: This is twice you have said this. can you please point to where in the zoning code it points out to have = 51% ? and please explain why you believe this "fair"

My response: It's Majority

Councilwoman Sandoval response: thanks for providing your feedback.

- 8) If ADUs are such a good idea why hasn't Councilwoman Sandoval rezoned her own neighborhood? You should revisit West Highland after Sandoval's neighborhood has been rezoned to allow ADUs.

Councilwoman Sandoval response: No one in my neighborhood has asked for an ADU. Although we know of one who has asked.

- 9) ADUs encourage scrape offs, Airbnb, parking issues, infrastructure issues, loss of backyard privacy, etc. ADUs are not affordable housing and lack design guidelines.

Councilwoman Sandoval response: Prove it.

The numbers used to determine majority were skewed from responses, not majority parcel owners.

Pat Defa/Property Owner

From: [Holly Murtaugh](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] West Highland ADU Rezoning
Date: Friday, August 26, 2022 4:11:24 PM

Hello Andrew,

I live at 3260 Quitman Street in the Highlands and have some concerns about the proposal to allow ADU's. As you know our neighborhood has gone through a lot of large scale development in the past decade. The redevelopment of the St. Anthony's Hospital Site has increased the density of the Sloan's Lake/Highlands neighborhood significantly. I know the proposed ADU area is only between 29th and 38th, but even at 33rd and Quitman we feel the squeeze on the parking in the area because of the increased density of people. In addition with the growth of AirBnb's in Denver, there are a lot of changes happening.

I'm not totally opposed to ADU's, but I am concerned about the implications to street parking. Will the ADU's be required to provide off street parking for its tenants/renters? Or will driveways become an option for not only the ADU, but for existing homes that do not already have driveways? As I'm sure you know, the less visibility on the street, the greater risk to pedestrians and bikers. I hear a lot of talk about making Denver a more pedestrian friendly city, and creating more street parking needs in an already high density neighborhood, doesn't seem to fit that goal.

Thanks for your consideration.

Holly Murtaugh

From: [Holly Murtaugh](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] West Highland ADU Rezoning
Date: Friday, August 26, 2022 4:11:24 PM

Hello Andrew,

I live at 3260 Quitman Street in the Highlands and have some concerns about the proposal to allow ADU's. As you know our neighborhood has gone through a lot of large scale development in the past decade. The redevelopment of the St. Anthony's Hospital Site has increased the density of the Sloan's Lake/Highlands neighborhood significantly. I know the proposed ADU area is only between 29th and 38th, but even at 33rd and Quitman we feel the squeeze on the parking in the area because of the increased density of people. In addition with the growth of AirBnb's in Denver, there are a lot of changes happening.

I'm not totally opposed to ADU's, but I am concerned about the implications to street parking. Will the ADU's be required to provide off street parking for its tenants/renters? Or will driveways become an option for not only the ADU, but for existing homes that do not already have driveways? As I'm sure you know, the less visibility on the street, the greater risk to pedestrians and bikers. I hear a lot of talk about making Denver a more pedestrian friendly city, and creating more street parking needs in an already high density neighborhood, doesn't seem to fit that goal.

Thanks for your consideration.

Holly Murtaugh

Denver Planning Board
201 W Colfax Ave
Denver CO 80202

August 30, 2022

RD: LETTER OF OPPOSITION REZONING APPLICATION #2021I-00263 WEST HIGHLAND NEIGHBORHOOD

Denver Planning Board,

This letter is in opposition to rezone the West Highland Neighborhood to allow ADUs.

We received a post card 06 27 2022. It states: The Denver Department of Community Planning and Development has received an application to rezone property near yours...

This appears to be a post card that goes out to properties which are within 200' of a re-zoning application. It does not state that an application to re-zone my property has been filed so I believe I was not properly informed. Also, I own other properties in West Highland which did not receive such a notice, all within the boundaries ?

On 08 25 2022 I received two post cards stating: The Denver Planning Board will consider an application to rezone the property listed above at a public hearing on September 7, 2022, at 3:30 pm.

I own other properties in West Highland and did not receive post cards for them ?

If the City of Denver is re-zoning someone's property, the owner of every property should receive notice.

Is this the proper way to post the re-zoning signs? The back of the sign facing the street? And there are not many signs around the boundary. Two on 29th Ave? facing the east or west traffic lane, but not both directions, and not facing the street ?

This entire re-zoning process seems to be flawed.



Councilwoman Sandoval's office had a zoom presentation regarding the rezoning on 01 19 2022 and again on 01 29 2022. We asked several questions of which some were answered and others were ignored. How are we to support something when our questions are not answered ?

- 1) They presented a map of Yes ADU responses.

But would not provide a map of NO responses.

- 2) Who is it that asked for the re-zoning to allow ADUs in West Highland?

Bill, West Highland Neighborhood Association (WHNA) Vice President said their Land Use and Planning Committee (LU&PC) asked for the rezoning and not the property owners/residents of West Highland.

- 3) April 21, 2021, Councilwoman Sandoval's office presented the ADU rezoning to the WHNA LU & PC and they were asked if they wanted to rezone West Highland to allow ADUs or choose to apply an Overlay on the 32nd Ave & Lowell Blvd. business district. "The LU & PC said they were going to explore with a survey about a neighborhood wide re-zoning". Was it this committee who decided to rezone West Highland to allow ADU? And why were the WHNA members not notified back in April 2021?

NO response.

- 4) WHNA emailed the council office Survey to all of WHNA's email addresses including people outside of the WHNA re-zone boundary asking them to take the survey. Why were they asked to respond to the survey even though they did not live in the boundary? Why was that email sent outside the boundaries? And what became of those surveys?

Councilwoman Sandoval's response: No idea, ask your RNO, yet her office received the survey responses.

- 5) From the people who took your survey, how are you confirming they are the actual property owners and not renters or people out to the WHNA boundaries?

NO response to the question.

- 6) If this proposed re-zoning moves forward, it should be an "Opt-in only" for property owners who want an ADU or 51% of all parcels/property owners.

Councilwoman Sandoval's response: The City does not allow Opt-in/Opt-out.

We asked why was Opt-in/Opt-out allowed for the ADU application on West 46th Ave?

Councilwoman Sandoval's response: That was David's re-zoning...Councilwoman Sandoval said she was carrying the rezoning so the residents could save \$1,000.

Why was David's application/property owners allowed to use the Opt-in/Opt-out on the final rezoning?

The 51% was ignored.

- 7) The WHNA re-zoning proposal consists of 3,277 parcels (per the presentation). The required % of property owners for the majority should be 51% of all parcels/property owners. Approximately 1,672 parcels/property owners for support/approval. Not a % of the small number of responses.

Councilwoman Sandoval response: This is not a question, Sandoval did not respond.

I asked the same question again at the 29th meeting.

Councilwoman Sandoval: This is twice you have said this. can you please point to where in the zoning code it points out to have = 51% ? and please explain why you believe this "fair"

My response: It's Majority

Councilwoman Sandoval response: thanks for providing your feedback.

- 8) If ADUs are such a good idea why hasn't Councilwoman Sandoval rezoned her own neighborhood? You should revisit West Highland after Sandoval's neighborhood has been rezoned to allow ADUs.

Councilwoman Sandoval response: No one in my neighborhood has asked for an ADU. Although we know of one who has asked.

- 9) ADUs encourage scrape offs, Airbnb, parking issues, infrastructure issues, loss of backyard privacy, etc. ADUs are not affordable housing and lack design guidelines.

Councilwoman Sandoval response: Prove it.

The numbers used to determine majority were skewed from responses, not majority parcel owners.

Ray Defa/Property Owner

Pat Defa
3210 West Fairway Pl
Denver CO 80211

Denver Planning Board
201 W Colfax Ave
Denver CO 80202

August 30, 2022

RD: LETTER OF OPPOSITION REZONING APPLICATION #2021I-00263 WEST HIGHLAND NEIGHBORHOOD

Denver Planning Board,

This letter is in opposition to rezone the West Highland Neighborhood to allow ADUs.

We received a post card 06 27 2022. It states: The Denver Department of Community Planning and Development has received an application to rezone property near yours...

This appears to be a post card that goes out to properties which are within 200' of a re-zoning application. It does not state that an application to re-zone my property has been filed so I believe I was not properly informed. Also, I own other properties in West Highland which did not receive such a notice, all within the boundaries ?

On 08 25 2022 I received two post cards stating: The Denver Planning Board will consider an application to rezone the property listed above at a public hearing on September 7, 2022, at 3:30 pm.

I own other properties in West Highland and did not receive post cards for them ?

If the City of Denver is re-zoning someone's property, the owner of every property should receive notice.

Is this the proper way to post the re-zoning signs? The back of the sign facing the street? And there are not many signs around the boundary. Two on 29th Ave? facing the east or west traffic lane, but not both directions, and not facing the street ?

This entire re-zoning process seems to be flawed.



Councilwoman Sandoval's office had a zoom presentation regarding the rezoning on 01 19 2022 and again on 01 29 2022. We asked several questions of which some were answered and others were ignored. How are we to support something when our questions are not answered ?

- 1) They presented a map of Yes ADU responses.

But would not provide a map of NO responses.

- 2) Who is it that asked for the re-zoning to allow ADUs in West Highland?

Bill, West Highland Neighborhood Association (WHNA) Vice President said their Land Use and Planning Committee (LU&PC) asked for the rezoning and not the property owners/residents of West Highland.

- 3) April 21, 2021, Councilwoman Sandoval's office presented the ADU rezoning to the WHNA LU & PC and they were asked if they wanted to rezone West Highland to allow ADUs or choose to apply an Overlay on the 32nd Ave & Lowell Blvd. business district. "The LU & PC said they were going to explore with a survey about a neighborhood wide re-zoning". Was it this committee who decided to rezone West Highland to allow ADU? And why were the WHNA members not notified back in April 2021?
NO response.
- 4) WHNA emailed the council office Survey to all of WHNA's email addresses including people outside of the WHNA re-zone boundary asking them to take the survey. Why were they asked to respond to the survey even though they did not live in the boundary? Why was that email sent outside the boundaries? And what became of those surveys?
Councilwoman Sandoval's response: No idea, ask your RNO, yet her office received the survey responses.
- 5) From the people who took your survey, how are you confirming they are the actual property owners and not renters or people out to the WHNA boundaries?
NO response to the question.
- 6) If this proposed re-zoning moves forward, it should be an "Opt-in only" for property owners who want an ADU or 51% of all parcels/property owners.
Councilwoman Sandoval's response: The City does not allow Opt-in/Opt-out. We asked why was Opt-in/Opt-out allowed for the ADU application on West 46th Ave?
Councilwoman Sandoval's response: That was David's re-zoning...Councilwoman Sandoval said she was carrying the rezoning so the residents could save \$1,000.
Why was David's application/property owners allowed to use the Opt-in/Opt-out on the final rezoning?
The 51% was ignored.
- 7) The WHNA re-zoning proposal consists of 3,277 parcels (per the presentation). The required % of property owners for the majority should be 51% of all parcels/property owners. Approximately 1,672 parcels/property owners for support/approval. Not a % of the small number of responses.
Councilwoman Sandoval response: This is not a question, Sandoval did not respond. I asked the same question again at the 29th meeting.
Councilwoman Sandoval: This is twice you have said this. can you please point to where in the zoning code it points out to have = 51% ? and please explain why you believe this "fair"
My response: It's Majority
Councilwoman Sandoval response: thanks for providing your feedback.
- 8) If ADUs are such a good idea why hasn't Councilwoman Sandoval rezoned her own neighborhood? You should revisit West Highland after Sandoval's neighborhood has been rezoned to allow ADUs.
Councilwoman Sandoval response: No one in my neighborhood has asked for an ADU. Although we know of one who has asked.
- 9) ADUs encourage scrape offs, Airbnb, parking issues, infrastructure issues, loss of backyard privacy, etc. ADUs are not affordable housing and lack design guidelines.
Councilwoman Sandoval response: Prove it.

The numbers used to determine majority were skewed from responses, not majority parcel owners.

Pat Defa/Property Owner

Planning Board Comments



Submission date: 5 September 2022, 1:06PM
Receipt number: 260
Related form version: 2

Your information

Name	Susan Kohut
Address or neighborhood	3052 W 34th Ave
ZIP code	80211-3206
Email	sbk_13_7@yahoo.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	West Highland Neighborhood
Case number	020211-00263

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

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

Your comment:

To Whom It May Concern,

My name is Bethany Susan Kohut and I live at 3052 W 34th Ave in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from USU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

My mother is 85 years old and recently widowed. She will soon no longer be able to live alone, and it would be ideal for her to come live with me -- but still allow her some independence and her own space. It would be ideal for our family to allow the construction of an ADU on our property.

Additionally, with the population of Denver increasing annually, the density needs to also increase -- but not at the expense of our charming 1900's homes. Although there is a place for tear-downs for the creation of duplexes and triplexes, there is also a in our neighborhood place for ADUs.

Thank you,

Susan

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

From: Meg Staebell <megstaebell@gmail.com>
Sent: Monday, September 5, 2022 8:00 AM
To: Webb, Andrew - CPD CE2159 City Planner Principal
Cc: Horn, Melissa A. - CC YA2245 City Council Aide
Subject: [EXTERNAL] ADU letter of support

To Whom It May Concern,

My name is Megan Routzong and I live at 3272 Osceola St, Denver CO 80212 in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Meg Routzong

From: Kristy Claeys <kristybclaeys@gmail.com>
Sent: Tuesday, September 6, 2022 9:01 AM
To: Webb, Andrew - CPD CE2159 City Planner Principal
Cc: Horn, Melissa A. - CC YA2245 City Council Aide
Subject: [EXTERNAL] I Support the West Highland ADU Rezoning

To Whom It May Concern,

My name is Kristy Claeys and my husband and I own a home at 4031 W. 32nd in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.
Kristy Claeys

From: Michael Blonsky <mnblonsky@gmail.com>
Sent: Wednesday, August 31, 2022 9:35 PM
To: Webb, Andrew - CPD CE2159 City Planner Principal
Cc: Horn, Melissa A. - CC YA2245 City Council Aide
Subject: [EXTERNAL] Letter of support for ADUs in West Highlands

To Whom It May Concern,

My name is Michael Blonsky and I live at 4720 W 37th Ave Unit 30 in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

--

Michael Blonsky
mnblonsky@gmail.com

From: Mike Otepka <mike.otepka@gmail.com>
Sent: Thursday, September 1, 2022 1:06 PM
To: Webb, Andrew - CPD CE2159 City Planner Principal
Cc: Horn, Melissa A. - CC YA2245 City Council Aide
Subject: [EXTERNAL] Re: West Highland ADU Rezoning Public Hearing and Letters of Support Needed

Hello! Please see below for my letter of support for the ADU effort - thank you!!:

September 1, 2022

To Whom It May Concern,

My name is Mike Otepka and I live at 3756 Raleigh St. in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration,

Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.
[Your Name]

Melissa Horn | Council Aide
Office of Councilwoman Amanda P. Sandoval
Council District 1, NW Denver
(720) 337-7704 | 1810 Platte St. Denver

DISCOVER YOUR CITY: 311 | denvergov.org | Denver 8 TV | Facebook | Sign up for our Newsletter

*Correspondence with this office is an open record under the Colorado Open Records Act and must be made available to anyone requesting it unless the correspondence clearly states or implies a request for confidentiality. Please expressly indicate whether you wish for your communication to remain confidential.

From: Joe Claeys <youknowjoe@gmail.com>

Sent: Tuesday, September 6, 2022 8:45 AM

To: Webb, Andrew - CPD CE2159 City Planner Principal; Horn, Melissa A. - CC YA2245 City Council Aide

Subject: [EXTERNAL] Rezoning

To Whom It May Concern,

My name is Joseph Claeys and I live at 4031 W. 32nd Ave in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Joseph Claeys

From: Megan Angel <rasband.megan@gmail.com>
Sent: Saturday, September 3, 2022 1:42 PM
To: Webb, Andrew - CPD CE2159 City Planner Principal
Cc: Horn, Melissa A. - CC YA2245 City Council Aide
Subject: [EXTERNAL] Support for ADU Rezoning - West Highland

To Whom It May Concern,

My name is Megan Angel and I live at 36th & Julian in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Sincerely,
Megan Angel

From: Jim Kirscht <mjport@yahoo.com>
Sent: Monday, September 5, 2022 10:25 AM
To: Webb, Andrew - CPD CE2159 City Planner Principal
Cc: Horn, Melissa A. - CC YA2245 City Council Aide
Subject: [EXTERNAL] The ADUs rezoning application.... I'm in FULL support!

To Whom It May Concern,

My name is James Kirscht and I live at 3024 Lowell Blvd, between 30th & 31st Aves, in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration!

James Kirscht

Progress, not perfection...
Thank you for all you do!

Best regards,
Jim Kirscht

The Tico Group, LLC, providing services to

Email: MJport@yahoo.com
Mobile: 303.653.4377

Web: www.HilcoMerchantResources.com

The information contained in this message may be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for deleting this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the message and deleting it from your computer.

From: Jeff Kuller <jeff.kuller@gmail.com>
Sent: Saturday, September 3, 2022 10:46 AM
To: Webb, Andrew - CPD CE2159 City Planner Principal
Subject: [EXTERNAL] West Highland ADU Rezoning

To Whom It May Concern,

My name is Jeffrey Kuller and I live at 3115 Lowell blvd. in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.
Jeffrey Kuller

From: Lance French <lance@soldbyfrench.com>
Sent: Friday, September 2, 2022 11:12 AM
To: Webb, Andrew - CPD CE2159 City Planner Principal
Cc: Horn, Melissa A. - CC YA2245 City Council Aide
Subject: [EXTERNAL] West Highland ADU Rezoning

To Whom It May Concern,

My name is Lance French and I own a property at 36th Ave. and Grove St. in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole, without changing the character of the neighborhood.

Thank you for your time and consideration.

Lance T. French
Gold Compass Real Estate LLC
(cell) 720-261-3014
lance@soldbyfrench.com

From: Dave Bascand <bascand@gmail.com>
Sent: Friday, September 2, 2022 11:09 AM
To: Webb, Andrew - CPD CE2159 City Planner Principal
Cc: Horn, Melissa A. - CC YA2245 City Council Aide
Subject: [EXTERNAL] West Highland ADU Rezoning

To Whom It May Concern,

My name is David Bascand and I live at 3337 Meade Street in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.
David Bascand

From: Ramsay Huntley <ramsayhuntley@gmail.com>
Sent: Wednesday, August 31, 2022 8:23 PM
To: Webb, Andrew - CPD CE2159 City Planner Principal
Cc: Horn, Melissa A. - CC YA2245 City Council Aide
Subject: [EXTERNAL] West Highland ADU Rezoning

To Whom It May Concern,

Our names are Ramsay Huntley and Kelly Bowes and we live at West Clyde Place and Irving St, in the West Highland Neighborhood. I am writing to express my support of Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, among many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration of this important opportunity to bring more housing to our community!

best regards,
Ramsay Huntley & Kelly Bowes

From: Berdie Stewart <lauren.michale@gmail.com>
Sent: Friday, September 2, 2022 12:15 PM
To: Webb, Andrew - CPD CE2159 City Planner Principal
Subject: [EXTERNAL] West Highland ADU Rezoning

To Whom It May Concern,

I live at W 34th Ave and Grove St in the West Highland Neighborhood. I am writing to express my concerns regarding Councilwoman Amanda P. Sandoval's proposal to legislatively re-zone the West Highland neighborhood from U-SU-A, U-SU-B, and U-SU-C to U-SU-A1, U-SU-B1, and U-SU-C1 to allow our community to build Accessory Dwelling Units.

I feel that Accessory Dwelling Units are NOT a good fit for our neighborhood. Building an ADU is affordable to only the highest income earners in our neighborhood and the rent for these units is too high to support those that need affordable housing, only perpetuating inequality in our neighborhood.

Thank you for your time and consideration.
Lauren Stewart

City of Denver
Andrew Webb
Planning Committee
1810 Platte Street
Denver, CO

RE: Letter of opposition for West Highland ADU Rezoning

To Whom It May Concern:

I am totally, completely AGAINST Councilwoman Sandoval's (2021I-00263) application to rezone northwest Denver.

When I first moved into northwest Denver, there were about three dozen small brick apartment houses each with nice grassy area around each for recreation of the renters. There were about the same number of brick duplexes.

Today, there are about 80 poorly designed, visually ugly, multi-story apartment houses built completely to the side walk. These building are often arranged one-after-another with only a few feet between the structures. And more are being built!!!!

Now you want to allow people to build 1, 2, or 3 "Units" in their back yards. With all the available rentals, is this needed or necessary?

About 10 years ago, Los Angeles, went through the same unplanned, uncontrolled politically driven urban growth and development of apartment houses and other rentals, such as ADU units, in very established residential areas. The problem became so bad that KCET, the largest California public TV station, did a video piece about the problem. It was entitled, "Who Approved That?" I have a copy if you would like to see it.

The question is, "Do we need to continue to los angelize Denver?" I HOPE NOT!!!!

Ron Bruner
3627 Lowell Blvd.
Denver