

**From:** [Nina Barber](#)  
**To:** [Rezoning - CPD](#)  
**Subject:** [EXTERNAL] 3096 S Roslyn application #2023i-00219  
**Date:** Friday, February 9, 2024 5:58:45 PM

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I am writing to express my negative opinion of rezoning app # 2023i-00219, residence address 3096 South Roslyn Street, Denver, CO 80231.

This will be the third time that I have written to Denver Gov's Rezoning department regarding this matter, as this is the 3rd time that applicants Valerie and Matthew Croskey have attempted to rezone their residential property to include a rental unit. Previously they had applied for rezoning in 2022 (I sent an email on 2/19/22) and in 2021 (email sent on 12/1/21), both emails asking for their request to be denied.

I believe that this time their application coincides with the city's decision to be more lenient allowing these zoning changes due to the difficulty in finding affordable housing for many people in Denver. Their previous 2 attempts at adding another residence to their property shows that they are not interested in solving the current problems.

Here are some of the reasons that I object to this rezoning application:

1. This is a neighborhood of single-family homes. We would like to keep it that way. There are apartments directly to the south and to the west of our neighborhood, with many more apartments further north on Yale, and further south to Hampden, and east to Havana. There are enough nearby rentals with vacancies, and more rentals are not needed in this area.
2. It sets a precedent with other homeowners in the neighborhood to apply for rezoning for their property so they can add another unnecessary rental to our area. This would change the neighborhood, adding traffic, increasing the number of cars parked on smaller residential streets, stressing an already-stressed infrastructure.
3. Increasing the number of dwellings on a single property will impact traffic in an area already seeing an increase in automobile traffic going to and from the nearby elementary and middle school, to Target and Chik-fil-A. It also increases risks for the children (and their families) who walk to and from these schools.
4. Denver has already added a large shelter for families in this area at the former Embassy Suites. Of course, more shelter is always needed and good, but a single apartment added to the Crosskey's home and to other homes in this neighborhood will not make a useful impact on the problem.
5. This neighborhood has seen many houses "flipped" by investors, and then resold. If this area is rezoned to include rental property in the yard, flippers will begin putting rental

additions on these residences without thinking of parking or infrastructure.

A few questions I have regarding a possible rezoning in this neighborhood:

1. Will the city and county update our neighborhood's water lines and sewer lines to accommodate additional residents?
2. Will DPS be able to accommodate more students at the neighborhood schools?
3. Will the city install speed bumps to slow the increased traffic along Dartmouth, between the schools (and the school zone) and Bible Park, an area with many pedestrians and bikers?
4. Will the rezoning include requirements for providing off-street parking for the additional homes? We have plenty of cars on the streets already.

Thank you for your time,  
Nina Barber and Tim Barber  
3078 S. Spruce Way  
Denver CO 80231

# Planning Board Comments



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|                      |                           |
|----------------------|---------------------------|
| Submitted on         | 13 February 2024, 12:27PM |
| Receipt number       | 634                       |
| Related form version | 3                         |

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## Your information

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|                         |                      |
|-------------------------|----------------------|
| Name                    | Beverly Rotole       |
| Address or neighborhood | 3097 S. Rosemary St. |
| ZIP code                | 80231                |
| Email                   | Bjrotole@yahoo.com   |

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## Agenda item you are commenting on

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Rezoning

## Rezoning

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|                     |                    |
|---------------------|--------------------|
| Address of rezoning | 3096 S. Roslyn St. |
| Case number         | 2033i-00219        |

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## Draft plan

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Plan area or neighborhood

## Proposed text amendment

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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

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Name of project your would like to comment on

## | Submit your comments

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

Strong opposition

Your comment:

I live directly east of this property. When my husband and I purchased our home it was because the location was close to Bible Park, schools, churches and stores and was a single family neighborhood. I have six grandchildren who frequently visit and I do NOT want strange people on the other side of my back fence. If I have to get legal representation I certainly will via attorneys, Jack Rotole and Richard Rotole.

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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.

# Planning Board Comments



|                      |                          |
|----------------------|--------------------------|
| Submitted on         | 19 February 2024, 1:22PM |
| Receipt number       | 636                      |
| Related form version | 3                        |

## Your information

|                         |                    |
|-------------------------|--------------------|
| Name                    | Mindy Gottsegen    |
| Address or neighborhood | 3086 S Rosemary St |
| ZIP code                | 80231              |
| Email                   | mindygott@msn.com  |

## Agenda item you are commenting on

Rezoning

## Rezoning

|                     |                   |
|---------------------|-------------------|
| Address of rezoning | 3096 S Roslyn St. |
| Case number         | 2023i-00219       |

## 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?

Moderate support

Your comment:

I believe this proposed rezoning that allows a small, single accessory dwelling unit would be consistent with the residential character of the neighborhood. I think this is particularly true of this rezoning application given its location along E. Dartmouth Street and its lot size. I feel that ADUs provide both affordable housing for residents of all ages, from young adults to aging seniors, and as well as source of supplemental income for homeowners, particularly aging homeowners who may be empty nesters, or wish to have their parents live independently nearby. I believe ADUs can be a successful part of the solution to address housing affordability in Denver, and allow flexibility in suburban areas. I support this zoning change.

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:** [debora.hurley@gmail.com](mailto:debora.hurley@gmail.com)  
**To:** [Rezoning - CPD](#)  
**Cc:** [dencc - City Council](#); [District 4 City Council](#)  
**Subject:** [EXTERNAL] Re: Case number: 2023I-00219  
**Date:** Tuesday, February 20, 2024 12:12:47 PM  
**Attachments:** [2023i-00219-public-comments-as-of-2.13.24.pdf](#)

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Denver Zoning Board,

I, along with my husband Michael, are opposed to the requested rezoning of the property at 3096 S. Roslyn St. (Case number: 2023I-00219). in Denver to allow for the addition of an accessory dwelling unit. The current owners appear to have vacated the home (it is empty) and I feel that they are pursuing this third attempted rezoning action to increase the value of the home at resale.

Using the zoning laws to increase “marketability” is not a valid argument to grant the appeal. Should new owners of the property want to add an ADU they would be required to pursue their own request and go through the scrutiny of the rezoning appeal vs. buying it from someone.

*Debora Hurley*  
303-815-0246

# Planning Board Comments



|                      |                          |
|----------------------|--------------------------|
| Submitted on         | 15 February 2024, 7:05PM |
| Receipt number       | 635                      |
| Related form version | 3                        |

## Your information

|                         |                       |
|-------------------------|-----------------------|
| Name                    | Mark L Beaton         |
| Address or neighborhood | 7611 e Columbia pl    |
| ZIP code                | 80231                 |
| Email                   | marklbeaton@gmail.com |

## Agenda item you are commenting on

Rezoning

## Rezoning

|                     |                                  |
|---------------------|----------------------------------|
| Address of rezoning | 3096 s Roslyn st Denver co 80231 |
| Case number         | 2023i-00219                      |

## 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 your would like to comment on

## Submit your comments

---

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

Strong opposition

Your comment:

We moved here for single family homes with big lots. If you want condensed housing move to Capitol Hill! This neighborhood already has increased crime and foot traffic due to the new homeless shelter down the street. We don't need to add more foot and car traffic because someone wants to add an ADU and AirBnB it in their back year. Not to mention, there lot may be of size but with that giant power pole in the back yard, I'm not even sure where it could go. Closer to the neighbors? I'm sure they would be happy about that!

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