

**From:** [Planningboard - CPD](#)  
**To:** [Ibanez, Edson - CPD City Planner Associate](#)  
**Subject:** FW: Denver's Planning Board Comment Form #13554016  
**Date:** Monday, January 25, 2021 8:49:29 AM

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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Sunday, January 24, 2021 3:47 PM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13554016



**Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).**

<b>Name</b>	Robert Pietruszewski
<b>Address</b>	3126 Stuart Street
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80212
<b>Email</b>	<a href="mailto:turnathought@gmail.com">turnathought@gmail.com</a>
<b>Agenda item you are commenting on:</b>	Rezoning

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<b>Address of rezoning</b>	3133 Raleigh St., Denver, Co 80212
<b>Case number</b>	2019I-00208
<b>Would you like to express support for or opposition to the project?</b>	Strong opposition
<b>Your comment:</b>	<p>The only property in our immediate neighborhood that has been rezoned U-SU-A1 is directly next door to the North of this property. This would cluster this rezoning in our area; these rezonings should be distributed across the neighborhood to minimize concentration of the urban heat-island and reduction of green space. Additionally we already have 3 ADU's on this block and as they are often used as short term rentals, i.e. AirBnB's, they are contributing to parking, traffic and noise problems. We are strongly opposed to this rezoning. Thank you.</p>

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Denver Community Planning and Development  
Denver, CO  
80202

Letter of Opposition to ADU at 3133 Raleigh St.  
Application #20191-00208

I am opposed to the rezoning permit for an ADU at 3133 Raleigh St. An ADU was built directly north of this property in 2020 and is an oversized eyesore. To have two ADU's next to each other across the alley from my dwelling would reduce the green space and increase population and automobile density. I believe these ADU's destroy the character of these established single family home neighborhoods.

Sincerely,

Laura Mooney

Hello,

My name is Nick Schoon and I am the owner of 3030 Stuart St in Denver's West Highlands neighborhood.

I understand that Joey Gargotto and Sarah Bruno are applying for a re-zoning for their home at 3133 N Raleigh St. They are applying to modify zoning from U-SU-A to U-SU-A1, to provide for an accessory dwelling unit. I am in support of this re-zoning effort.

Thank you,

A handwritten signature in black ink, appearing to read "Nick Schoon", is written over a solid horizontal line.

Nick Schoon

Hello,

My name is CHERI JAMES, and I am the owner of 3040 STUART in ST.  
Denver's West Highlands neighborhood.

I understand that Joey Gargotto and Sarah Bruno are applying for a re-zoning for their home at 3133 N Raleigh St. They are applying to modify zoning from U-SU-A to U-SU-A1, to provide for an accessory dwelling unit. I am in support of this re-zoning effort.

Thank you,

Cheri James

FYI, my GRANDFATHER BOUGHT THE  
LAND & BUILT THE HOUSE. IT HAS  
BEEN in my family for 70 YEARS!

Hello,

My name is Carl Dillon, and I am the owner of 3097 Raleigh St in Denver's West Highlands neighborhood.

I understand that Joey Gargotto and Sarah Bruno are applying for a re-zoning for their home at 3133 N Raleigh St. They are applying to modify zoning from U-SU-A to U-SU-A1, to provide for an accessory dwelling unit. I am in support of this re-zoning effort.

Thank you,

Carl Dillon

Hello,

My name is EDWARD T. LARKIN, and I am the owner of 3049 Raleigh St in Denver's West Highlands neighborhood.

I understand that Joey Gargotto and Sarah Bruno are applying for a re-zoning for their home at 3133 N Raleigh St. They are applying to modify zoning from U-SU-A to U-SU-A1, to provide for an accessory dwelling unit. I am in support of this re-zoning effort.

Thank you,

Edward T. Larkin

Hello,

My name is Derek Longwell, and I am the owner of 3105 Raleigh in Denver's West Highlands neighborhood.

I understand that Joey Gargotto and Sarah Bruno are applying for a re-zoning for their home at 3133 N Raleigh St. They are applying to modify zoning from U-SU-A to U-SU-A1, to provide for an accessory dwelling unit. I am in support of this re-zoning effort.

Thank you,



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March 28, 2021  
Rick I Kerr  
3141 N Raleigh St.  
Denver, CO 80212

Re: Application #2019I-00208 Rezoning of 3133 N Raleigh from U-SU-A to U-SU-A1

To whom it may concern;

I am writing this letter to express my support for the re-zoning of 3133 N Raleigh Street to allow an additional dwelling unit (ADU). Before you read my reasons for support you should know I live next door to Joey Gargotto at 3141 N Raleigh. My wife Kara and I purchased our house in 1997, raised our two children here and are fully vested in the neighborhood. I am also a member of the West Highlands Neighborhood Association (WHNA) and a member of its Land Use and planning Committee. The WHNA does take positions on ADU re-zonings and consistently I do not speak for the WHNA. My support for Mr. Gargotto's rezoning is just my personal opinion. Finally you should also know, I have already had my property re-zoned to U-SU-A1 and have an operating ADU in our backyard.

Having been through this rezoning process myself, I think there are four good reasons that 3133 N . Raleigh should be re-zoned to U-SU-1A, or to allow an ADU .

**Reason One; Proximity to Public Transportation.**

This property is only one house in from the bus route on West 32<sup>nd</sup> Avenue. There is an east bound bus stop just off the alley. The west bound bus stop is a block to the west. Our investment in public transportation has been significant. To increase the return on our investment, the city should encourage density along public transportation corridors.

**Reason Two; The ADU would be consistent with the context of the neighborhood**

When I had my re-zoning approved in early 2020, there were already four multi-family on our block. There is a five-plex just cross the ally from my home. The property just to the south of 3133 N Raleigh is a three or four-plex. In the block just to the north of West 32<sup>nd</sup> Avenue there are four multifamily properties in the first four lots north of 32<sup>nd</sup> Avenue. Allowing the rezoning of 3133 N Raleigh would be completely consistent and complement the existing housing.

**Reason Three; The ADU re-zoning would preserve the Denver bungalow that is currently 3133 N Raleigh Street.**

With the re-zoning and ultimately the completion of the ADU, the charm and character of the neighborhood would be preserved. The additional investment in the property would make the house more useful and livable thus preserving its very existence.

**Reason Four; If built right, the ADU would actually increase on street parking availability and promote the general welfare of the neighborhood.**

At this time 3133 N. Raleigh Street, has no off street parking. If The ADU were built above a garage, an additional two or three parking spaces would be made available on the street. Additionally, having a tenant whether it be a long term or short term tenant would be good for the restaurants, bars and other businesses just six blocks east at 32<sup>nd</sup> and Lowell.

Clearly, living right next door to 3133 N Raleigh I have a dog in this fight. I think adding an ADU to an existing Denver bungalow accomplishes so much more than just a return on the city's infrastructure investment. It preserves and promotes a healthy and well-adjusted city.

Regards,

A handwritten signature in blue ink that reads "Rick I Kerr". The signature is fluid and cursive, with a long horizontal flourish at the end.

Rick I, Kerr,  
Neighbor and Denver Citizen

Hello,

My name is DIANE BROWN and I am the owner of 3110 STUART ST. in Denver's West Highlands neighborhood.

I understand that Joey Gargotto and Sarah Bruno are applying for a re-zoning for their home at 3133 N Raleigh St. They are applying to modify zoning from U-SU-A to U-SU-A1, to provide for an accessory dwelling unit. I am in support of this re-zoning effort.

Thank you,

Diane Brown