

**From:** [noreply@fs7.formsite.com](mailto:noreply@fs7.formsite.com) on behalf of [gmlu10 at gmail.com](mailto:gmlu10@gmail.com)  
**To:** [Planningboard - CPD](#)  
**Subject:** Denver's Planning Board Comment Form #13788818  
**Date:** Wednesday, May 5, 2021 5:28:34 AM

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**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>	Luann Erickson
<b>Address</b>	2214 Bellaire St
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80207
<b>Email</b>	<a href="mailto:gmlu10@gmail.com">gmlu10@gmail.com</a>
<b>Agenda item you are commenting on:</b>	Plan
<b>Plan area/neighborhood</b>	Park Hill
<b>Would you like to express support for or opposition to the project?</b>	Strong opposition
<b>Your comment:</b>	I am property owner directly to north of 2208 Bellaire - rezoning application 20201-00204. Despite good faith discussions with

property owners family, no commitments have been made to address aesthetic, noise, and privacy issues associated with proposed location of ADU. Without a commitment, I can't support the project due to negative impact to my property and quality of life. ADU would be within 5' of my outdoor dining area, would block ability to add solar panels to garage, and create aesthetic, noise, and privacy concerns from numerous perspectives. If property owner agrees to move ADU to south side of property and creates adequate landscaping buffers along shared property line, then I would no longer oppose.

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# Planning Board Comments



Submission date: 20 July 2021, 11:19AM  
Receipt number: 28  
Related form version: 2

## Your information

Name	Luann Erickson
Address or neighborhood	Park Hill
ZIP code	80207-3724
Email	gmlu10@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2208 Bellaire
Case number	201-00204

## 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 opposition**

Your comment:

The current zoning requirements to add an ADU don't address the concerns I have as an immediate neighbor to 2208 Bellaire. Some issues associated with the addition of ADUs are common with all properties, but there are also issues that are specific to building on a small city lot that aren't addressed in the zoning requirements. Examples that apply to the proposed ADU at 2208 Bellaire are listed below. It is for these reasons that I do not support the addition of the ADU at said property. The current plans for the ADU will block my ability as the neighbor to the north to add solar panels on the existing garage – the current best option to add solar to my property. Denver has a stated goal to have a higher percentage of properties with solar and adding structures that permanently block that possibility should not be allowed. Connection for electrical feed is currently overhead wiring that connects to a utility pole behind my property. The zoning code does not address how the ADU will connect to the utility which may or may not be problematic. The homeowner can't tell me if additional wires will be strung across my yard which is highly undesirable, or if all wiring, including the existing wiring, will be

rerouted underground and if that rerouting involves routing on my property. The zoning requirement should require disclosure of the utility's plan for connectivity for all properties with utilities.

Access to the ADU on the property is not part of the zoning requirements. On the lot in question, there is currently only a very small easement, apx. 2', between the property line dividing our properties and the existing house. With the current placement of the ADU, according to drawings shared, the shortest route to the front entrance would be along this lot line and the space is inadequate for a safe pathway. At a minimum, zoning requests should outline access requirements that are safe and prohibit placement of ADU within the lot which results in probable problematic access issues.

The ADU will have its HVAC needs provided by a mini-split unit. Again, zoning requirements don't address the placement of these units nor establish any noise restrictions. As an immediate neighbor, the placement of the unit and the amount of noise it generates is a concern that is not addressed.

A 5' buffer between the property line and an ADU is insufficient to create a maintainable landscape buffer between the ADU and the property line. Five feet is an appropriate distance from alley side of the property and aligns with how many of the garages are placed on lots. Five feet from a neighbor, especially where there is no buffer between the properties such as a driveway, is insufficient space to grow anything tall enough to create a sound and visual buffer for privacy between the properties. The proposed location of the ADU at 2208 Bellaire would be located adjacent to an outdoor dining space on my property. Without a suitable sound and visual buffer, the privacy for both properties is compromised.

In conclusion, without addressing the concerns outlined above I strongly object to an ADU being allowed at the 2208 Bellaire location.

Thank you for your consideration.

Luann Erickson

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.