

4626 East Louisiana Avenue, Denver, CO Owner: ZARRAR DURAIZ

Outreach delivery details

Within 200' subject site property line to nearest neighboring property line:

March 11, 2025: Emailed

Council District 6

Inter-Neighborhood Cooperation (INC)

East Evans Business Association

Virginia Village Ellis Community Association

Contact: Paul Kashmann

Contact: Keith Meyer

Contact: Nancy Barlow

Contact: Lauren Josephson

March 15, 2025: Hand delivered to address

4710 E Louisiana Ave

4720 E Louisiana Ave

4740 E Louisiana Ave

4730 E Louisiana Ave

4750 E Louisiana Ave

4780 E Louisiana Ave

4770 E Louisiana Ave

4701 Wyoming Place

4691 Wyoming Place

4661 Wyoming Place

4631 Wyoming Place

4601 Wyoming Place

4581 Wyoming Place

4561 Wyoming Place

4721 Wyoming Place

March 18, 2025: Hand delivered to address

4600 E Louisiana Ave

4604 E Louisiana Ave

4512 E Louisiana Ave

4510 E Louisiana Ave

4514 E Louisiana Ave

4741 E Louisiana Ave

4601 E Louisiana Ave

4606 E Louisiana Ave

4625 E Louisiana Ave

4760 E Louisiana Ave

4602 E Louisiana Ave

March 20, 2025: Postal mailed to absentee Owners (& hand delivered to occupants above)

4510 East Louisiana Avenue, Denver, CO

Owner: DOBBIN,RICHARD B & ELLEN F

952 WOOD CREEK DR

MELBOURNE, FL 32901-7761

4601 East Louisiana Avenue, Denver, CO
Owner: CHREDA REVOCABLE LIVING TRUST
8480 E ORCHARD RD STE 1100
GREENWOOD VILLAGE, CO 80111-5015

4604 East Louisiana Avenue, Denver, CO
Owner: SHAPIRO,JAMIE L
1942 BROADWAY 314C
BOULDER, CO 80302-5213

4600 East Louisiana Avenue, Denver, CO
Owner: PUBLIC SERVICE CO
PO BOX 840
DENVER, CO 80201-0840

4625 East Louisiana Avenue, Denver, CO
Multiple Buildings - main bldg. addressed as 4695
Owner: CR ASPEN GROVE COMMUNITIES LLC
444 W BEECH ST STE 300
SAN DIEGO, CA 92101-2942

4710 East Louisiana Avenue, Denver, CO
Owner: SANDVIG,MICHAEL
6059 ACADIA DR
WEST DES MOINES, IA 50266-6357

4740 East Louisiana Avenue, Denver, CO
Owner: MCBOAT,SHAMEKA R
PO BOX 460693
DENVER, CO 80246-0693

4750 East Louisiana Avenue, Denver, CO
Owner: LOUISIANA 4750 LLC
33 NE STENMAN LN
POULSBORO, WA 98370-9340

4770 East Louisiana Avenue, Denver, CO
Owner: DUHADWAY,CHRISTOPHER
925 COLUMBIA RD APT 512
FORT COLLINS, CO 80525-1873

4631 East Wyoming Place, Denver, CO
Owner: GORELIK,ALEXANDER MICHAEL
7610 E OXFORD AVE
DENVER, CO 80237-2161



RE: Letter of Rezoning Support for 4626 East Louisiana Avenue

I am in support of the requested rezoning of 4626 Louisiana Ave. The EEBA understands proposed plan is to rezone the lot to S-MU-3 (Multi Unit District), that subsequent to rezoning, the lot may be subdivided into parcels as allowed per code. Additionally, the projected building forms will be similar to those nearby as allowed per zoning i.e. Duplex, Town house, Row House with a limit of 3 stories. There is no intention to build an Apartment Block type of building anything like the building immediately to the north of the site.

Nancy F Barlow
President,
The East Evans Business Association
2055 So Oneida St., Ste 286
Denver, CO 80224

Re: 4626 East Louisiana Avenue, Denver, CO Rezoning Application

From: Jim Juracka <jim.juracka@comcast.net>
Sent: Friday, March 21, 2025 12:32 PM
To: howard@cdfmarch.com
Subject: Re: Rezoning app for 4626 E. Louisiana Ave.

Howard,

Good to talk to you and thanks for the information as it pertains to the rezoning of the lot mentioned above.

You have my approval for the rezoning of 4626 E. Louisiana Ave.

Thanks Jim

4514 E. Louisiana Ave.
Denver, CO 80246
Sent from my iPad

On Mar 21, 2025, at 12:11 PM, Howard Kent <howard@cdfmarch.com> wrote:

I just left you a phone message. Please can you be more specific as to your concerns.

Howard M. Kent, Architect **Cell 303 620 9913**
z CDFM Architectural z 303.355.2302 z

-----Original Message-----

From: Jim Juracka <jim.juracka@comcast.net>
Sent: Friday, March 21, 2025 11:59 AM
To: howard@CDFMArch.com
Subject: Rezoning app for 4626 E. Louisiana Ave.

Howard,

I received your letter about the rezoning application for the property located just east of our unit within the Cherry Park Commons townhomes.

I have some questions I'd like to get answers to prior to giving my approval. Can you please call me at 303.898.0350.

Thanks,

Jim Juracka
4514 E. Louisiana Ave.

Re: 4626 East Louisiana Avenue, Denver, CO Rezoning Application

From: Howard Kent <howard@cdfmarch.com>

Sent: Monday, March 17, 2025 2:40 PM

To: 'brendantcummins@gmail.com' <brendantcummins@gmail.com>

Cc: 'zduraiz@gmail.com' <zduraiz@gmail.com>; 'Childress, Alisa - CPD CE0371 City Planner Associate' <Alisa.Childress@denvergov.org>

Subject: Rezoning Application for 4626 East Louisiana Avenue

Re: 4626 East Louisiana Avenue, Denver, CO Rezoning Application

Attn: Brendan Cummins <brendantcummins@gmail.com>

CUMMINS FAMILY REVOCABLE TRUST

Owner 4701 E WYOMING PL

Please allow me to explain why we chose the zoning category requested. Also note that approval of a rezoning is not approval of a specific development project. And, as stated in our outreach letter to you, the final physical appearance and sizes of the buildings will go through their own approval process. Our request is for rezoning only.

The property is a bit over 152 feet wide west-east. Under typical circumstances it could be split into three 50 foot wide lots with 50 foot wide street frontages that could each be developed. Denver is not supporting lot widths narrower than 50 feet in this area. The site is a bit over 165 feet deep front to back north-south. The total property is over 24,100 square feet. Under typical circumstances in Denver, an area this large with lot depths of 125 feet could be split into four 6,000 square foot lots that could each be developed.

However, there is a portion of the street frontage located in the northwest corner of the property, 20 feet wide by 50 feet deep, containing a natural gas utility valve and structure that are not part of the subject property rezoning. So given the reduced street frontage only two lots would be permitted if subdivided. This fact combined with the extra lot depth results in less density than similarly zoned and/or neighboring properties might achieve.

The zoning type we are requesting for the property is one of the two types that are now recommended by the City of Denver in the area along East Louisiana Avenue where the site is located (see attached). The properties next to the site are zoned S-RH-2.5 and the properties across the street from the site are mostly zoned S-MU-3, which is what we have requested. The requested rezoning is consistent with the City's Adopted Plans including the Comprehensive Plan 2040, Blueprint Denver and the Near Southeast Area Plan per the City of Denver's Community Planning and Development. The two zoning types are defined as:

Row House 2.5 (S-RH-2.5)

S-RH-2.5 is a multi unit district and allows suburban house, duplex and Row House building forms up to two and one half stories in height.

Multi Unit 3, (S-MU-3)

S-MU-3 is a multi unit district and allows suburban house, duplex, row house, and apartment building forms up to 3 stories in height.

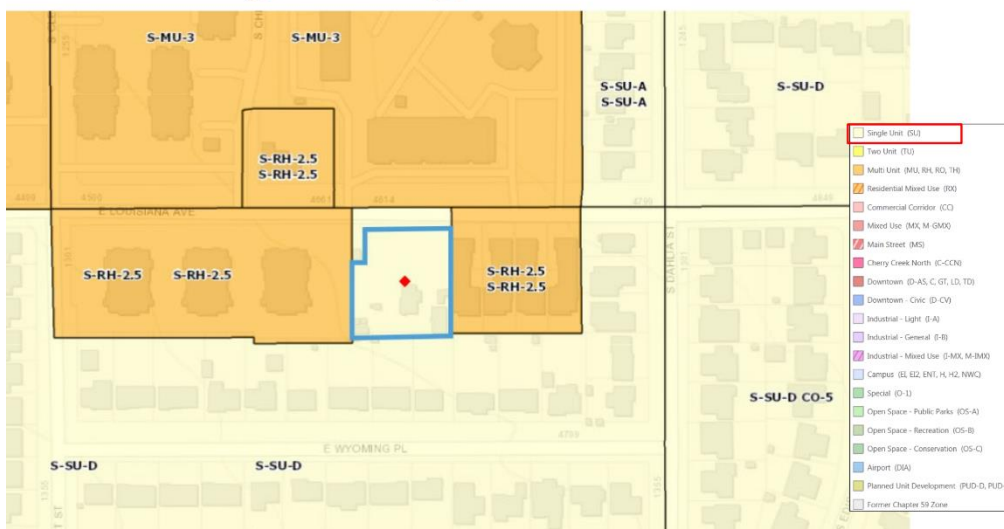
The major difference in the zoning types is the 2½ story versus 3 story limit. Practically speaking the 2½ story limit allows a 3rd story for a portion of a building, whereas the 3 story limit allows more area of 3rd story with certain setbacks. Other than that, the maximum height allowed is 35 feet for both zoning types if developed as row houses, less so if built as duplexes. The minimum lot sizes, lot widths, area of coverage, siting setbacks are the same for both zoning types, or are negligibly different. (see attached)

The S-MU-3 zoning allows us to recoup some of the lost area that is a result of the reduced street frontage. The resulting density will still be less than that of a similar sized lot with a more typical street frontage and depth.

We hope you will reconsider your opposition to the rezoning. Please feel free to call me on my cell to discuss. (303) 620-9913.

Howard M. Kent, Architect
 z CDFM Architectural z 303.355.2302 z

Existing Zoning – S-SU-D



• S-SU-D

Proximity to:

- S-RH-2.5
- S-MU-3

From: Brendan Cummins <brendantcummins@gmail.com>
Sent: Monday, March 17, 2025 8:01 AM
To: howard@cdfmarch.com
Subject: Re: Rezoning Application for 4626 East Louisiana Avenue

Hi,

We are not opposed to a two story structure which is similar to the other units on Louisiana, but the zoning is up to 3 stories. We are fine if the zoning is for a 2 story unit. Thanks

On Sun, Mar 16, 2025 at 8:44 PM Howard Kent <howard@cdfmarch.com> wrote:
Attn: CUMMINS FAMILY REVOCABLE TRUST
Owner 4701 E WYOMING PL

Please can you be more specific as to your objections. The rezoning application for 4624 E Louisiana is in keeping with the zoning and density of the properties to the east, west and north of this site which includes all properties immediately north of your property.

Howard M. Kent, Architect
z CDFM Architectural z 303.355.2302 z
From: Brendan Cummins <brendantcummins@gmail.com>
Sent: Sunday, March 16, 2025 1:58 PM
To: HOWARD@cdfmarch.com
Subject: Rezoning Application for 4626 East Louisiana Avenue

Hi Howard,

The owner of Cummins Family Revocable Trust does not approve the rezone plan. Thank you

From: Howard Kent <howard@cdfmarch.com>

Sent: Tuesday, March 11, 2025 7:36 PM

To: 'District6@denvergov.org' <District6@denvergov.org>; 'paul.kashmann@denvergov.org' <paul.kashmann@denvergov.org>

Cc: 'zduraiz@gmail.com' <zduraiz@gmail.com>

Subject: Rezoning application for 4626 East Louisiana Avenue - Out Reach

Hello Councilman Kashmann:

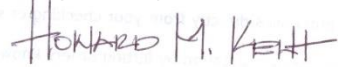
We are reaching out to inform you of the rezoning application process that we are beginning for the property located at 4626 East Louisiana Avenue. The site consists of one, irregularly shaped parcel of land. It is zoned S-SU-D (Single residential Unit District) with a lot area of 24,112 sf. The site contains one residential building; a 2-story farmhouse c. 1914 with a few detached, accessory shed structures. It is the last old rural form of underdeveloped property in the area.

Our proposed plan is to rezone the lot to S-MU-3 (Multi Unit District). Subsequent to rezoning, the lot may be subdivided into parcels as allowed per code. The projected building forms will be similar to those nearby as allowed per zoning i.e. Duplex, Town house, Row House with a limit of 3 stories. There is no intention to build an Apartment Block type of building anything like the building immediately to the north of the site. Currently there are no plans in place or a timeline for construction. Planning for subdivision of the lot is currently very preliminary. Denver Community Planning and Development thoughts and input and housing market indicators will likely play a role in determining the final physical appearance and sizes of the buildings which will go through their own approval process. No projected site layout is provided at this time.

This rezoning will increase the residential building unit density similar to the existing properties on the south side of Louisiana Avenue. With a limit of 3 stories the overall scale of the project will be in keeping with the area. The site density will not be greater than the multi-family residences immediately east and west of the site. The lot's location north of the single-family residences along East Wyoming Place adjoining the rear of the site is positioned so that sunlight will not be blocked to those properties. The proposed rezoning matches the intent of the City of Denver's goals and strategies for growth in this part of Virginia Village.

Please consider this information. We hope that you will email us a brief note expressing your approval for the rezoning of this property and contact us with any questions or concerns. Thank you in advance.

Respectfully Submitted,



Howard M. Kent, Owner's Representative

CDFM Architectural, 1110 East 17th Avenue, Denver, CO howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

From: Howard Kent <howard@cdfmarch.com>
Sent: Tuesday, March 11, 2025 7:38 PM
To: 'nb@barlowadvertising.com' <nb@barlowadvertising.com>
Cc: 'zduraiz@gmail.com' <zduraiz@gmail.com>
Subject: Rezoning application for 4626 East Louisiana Avenue - Out Reach

East Evans Business Association - Nancy Barlow

Hello Nancy:

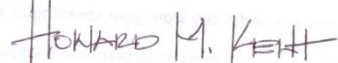
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CDFM Architectural, 1110 East 17th Avenue, Denver, CO howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

From: Howard Kent <howard@cdfmarch.com>

Sent: Tuesday, March 11, 2025 7:41 PM

To: 'lologott@gmail.com' <lologott@gmail.com>; 'virginiavillageneighborhoodorg@gmail.com' <virginiavillageneighborhoodorg@gmail.com>

Cc: 'zduraiz@gmail.com' <zduraiz@gmail.com>

Subject: Rezoning application for 4626 East Louisiana Avenue - Out Reach

Virginia Village Ellis Community Association - Lauren Josephson

Hello Lauren:

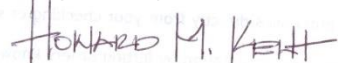
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Howard M. Kent, Owner's Representative

CDFM Architectural, 1110 East 17th Avenue, Denver, CO howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

From: Howard Kent <howard@cdfmarch.com>

Sent: Tuesday, March 11, 2025 7:44 PM

To: 'president@denverinc.org' <president@denverinc.org>; 'excomm@denverinc.org' <excomm@denverinc.org>

Cc: 'zduraiz@gmail.com' <zduraiz@gmail.com>

Subject: Rezoning application for 4626 East Louisiana Avenue - Out Reach

Inter-Neighborhood Cooperation (INC) - Contact: Keith Meyer

Hello Keith:

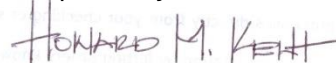
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CDFM Architectural, 1110 East 17th Avenue, Denver, CO howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

Date: 11 March 2025

To: 4508 East Louisiana Avenue, Denver, CO
Owner: OLCOTT, DAVID C TRUST (owns 4506)
4506 E LOUISIANA AVE
DENVER, CO 80246-3426

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

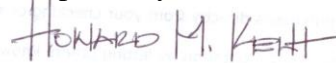
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howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

■ CDFM Architectural ■ 1110 East 17th Avenue ■ Denver, Colorado 80218 ■ 303 355-2302

Date: 11 March 2025

To: 4510 East Louisiana Avenue, Denver, CO
Owner: DOBBIN, RICHARD B & ELLEN F
952 WOOD CREEK DR
MELBOURNE, FL 32901-7761

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

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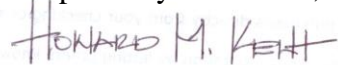
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howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

■ CDFM Architectural ■ 1110 East 17th Avenue ■ Denver, Colorado 80218 ■ 303 355-2302

Date: 11 March 2025

To: Occupant
4510 East Louisiana Avenue
Denver, CO 80246

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

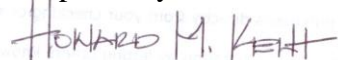
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Howard M. Kent, Owner's Representative

CDFM Architectural, 1110 East 17th Avenue, Denver, CO

howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

■ CDFM Architectural ■ 1110 East 17th Avenue ■ Denver, Colorado 80218 ■ 303 355-2302

Date: 11 March 2025

To: 4512 East Louisiana Avenue, Denver, CO
Owner: COCHRAN, SECOND NADINE O DISCRETIONARY TRUST
4512 E LOUISIANA AVE
DENVER, CO 80246-3426

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

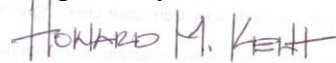
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Respectfully Submitted,



Howard M. Kent, Owner's Representative

CDFM Architectural, 1110 East 17th Avenue, Denver, CO

howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

■■■■■■■ *Appropriate Technology for Building Design Construction and Facility Management* ■■■■■■■■
E-mail: howard@CDFMArch.com

■ CDFM Architectural ■ 1110 East 17th Avenue ■ Denver, Colorado 80218 ■ 303 355-2302

Date: 11 March 2025

To: 4514 East Louisiana Avenue, Denver, CO
Owner: JURACKA, LAUREN N
4514 E LOUISIANA AVE
DENVER, CO 80246-3426

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

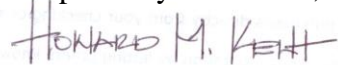
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howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

■ CDFM Architectural ■ 1110 East 17th Avenue ■ Denver, Colorado 80218 ■ 303 355-2302

Date: 11 March 2025

To: 4600 East Louisiana Avenue, Denver, CO
Owner: HAAS, LISA ANN
4600 E LOUISIANA AVE UNIT 3B
DENVER, CO 80246-3428

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

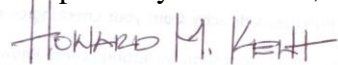
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howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

■ CDFM Architectural ■ 1110 East 17th Avenue ■ Denver, Colorado 80218 ■ 303 355-2302

Date: 11 March 2025

To: 4601 East Louisiana Avenue, Denver, CO
Owner: CHREND A REVOCABLE LIVING TRUST
8480 E ORCHARD RD STE 1100
GREENWOOD VILLAGE, CO 80111-5015

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

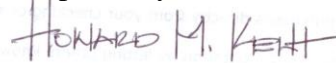
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howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

■■■■■■■■ Appropriate Technology for Building Design Construction and Facility Management ■■■■■■■■
E-mail: howard@CDFMArch.com

Date: 11 March 2025

To: Occupant
4601 East Louisiana Avenue
Denver, CO 80246

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

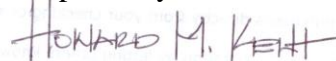
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CDFM Architectural, 1110 East 17th Avenue, Denver, CO

howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

Date: 11 March 2025

To: 4602 East Louisiana Avenue, Denver, CO
Owner: CORNELL, JANICE MARIE
4602 E LOUISIANA AVE
DENVER, CO 80246-3428

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

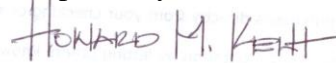
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howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

■ CDFM Architectural ■ 1110 East 17th Avenue ■ Denver, Colorado 80218 ■ 303 355-2302

Date: 11 March 2025

To: 4604 East Louisiana Avenue, Denver, CO
Owner: SHAPIRO, JAMIE L
1942 BROADWAY 314C
BOULDER, CO 80302-5213

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

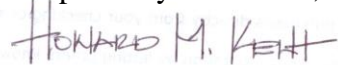
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howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

Date: 11 March 2025

To: Occupant
4604 East Louisiana Avenue
Denver, CO 80246

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

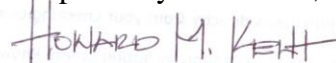
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howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

Date: 11 March 2025

To: 4606 East Louisiana Avenue, Denver, CO
Owner: WHITE, THOMAS JOSEPH JR
4606 E LOUISIANA AVE # 3A
DENVER, CO 80246-3428

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

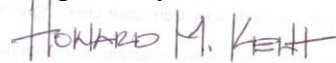
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Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

■ CDFM Architectural ■ 1110 East 17th Avenue ■ Denver, Colorado 80218 ■ 303 355-2302

Date: 11 March 2025

To: 4600 East Louisiana Avenue, Denver, CO
Owner: PUBLIC SERVICE CO
PO BOX 840
DENVER, CO 80201-0840

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

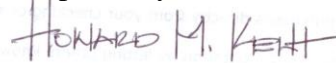
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■■■■■■■ *Appropriate Technology for Building Design Construction and Facility Management* ■■■■■■■■

E-mail: howard@CDFMArch.com

■ CDFM Architectural ■ 1110 East 17th Avenue ■ Denver, Colorado 80218 ■ 303 355-2302

Date: 11 March 2025

To: 4625 East Louisiana Avenue, Denver, CO
Owner: CR ASPEN GROVE COMMUNITIES LLC
444 W BEECH ST STE 300
SAN DIEGO, CA 92101-2942

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

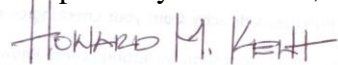
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Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

Date: 11 March 2025

To: Occupants - Multiple Buildings - main bldg. addressed as 4695
4625 East Louisiana Avenue
Denver, CO 80246

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

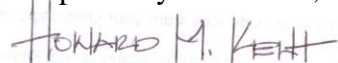
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Howard M. Kent, Owner's Representative

CDFM Architectural, 1110 East 17th Avenue, Denver, CO

howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

■ CDFM Architectural ■ 1110 East 17th Avenue ■ Denver, Colorado 80218 ■ 303 355-2302

Date: 11 March 2025

To: 4710 East Louisiana Avenue, Denver, CO
Owner: SANDVIG, MICHAEL
6059 ACADIA DR
WEST DES MOINES, IA 50266-6357

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

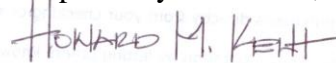
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howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

Date: 11 March 2025

To: Occupant
4710 East Louisiana Avenue
Denver, CO 80246

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

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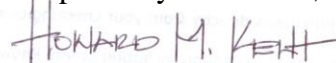
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CDFM Architectural, 1110 East 17th Avenue, Denver, CO

howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

Date: 11 March 2025

To: 4720 East Louisiana Avenue, Denver, CO
Owner: GREENLAW, AMY E
4720 E LOUISIANA AVE
DENVER, CO 80246-3430

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

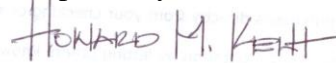
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CDFM Architectural, 1110 East 17th Avenue, Denver, CO

howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

■ CDFM Architectural ■ 1110 East 17th Avenue ■ Denver, Colorado 80218 ■ 303 355-2302

Date: 11 March 2025

To: 4730 East Louisiana Avenue, Denver, CO
Owner: ZAJAC, NATALIE THERESA
4730 E LOUISIANA AVE
DENVER, CO 80246-3430

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

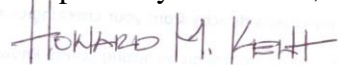
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Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

■ CDFM Architectural ■ 1110 East 17th Avenue ■ Denver, Colorado 80218 ■ 303 355-2302

Date: 11 March 2025

To: 4740 East Louisiana Avenue, Denver, CO
Owner: MCBOAT, SHAMEKA R
PO BOX 460693
DENVER, CO 80246-0693

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

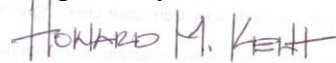
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Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

■■■■■■■ *Appropriate Technology for Building Design Construction and Facility Management* ■■■■■■■■
E-mail: howard@CDFMArch.com

■ CDFM Architectural ■ 1110 East 17th Avenue ■ Denver, Colorado 80218 ■ 303 355-2302

Date: 11 March 2025

To: Occupant
4740 East Louisiana Avenue
Denver, CO 80246

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

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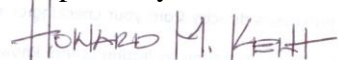
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Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

■ CDFM Architectural ■ 1110 East 17th Avenue ■ Denver, Colorado 80218 ■ 303 355-2302

Date: 11 March 2025

To: 4750 East Louisiana Avenue, Denver, CO
Owner: LOUISIANA 4750 LLC
33 NE STENMAN LN
POULSBO, WA 98370-9340

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

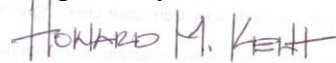
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■■■■■■■ *Appropriate Technology for Building Design Construction and Facility Management* ■■■■■■■■
E-mail: howard@CDFMArch.com

Date: 11 March 2025

To: Occupant
4 4750 East Louisiana Avenue,
Denver, CO 80246

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

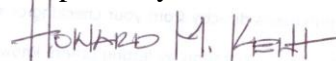
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Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

■ CDFM Architectural ■ 1110 East 17th Avenue ■ Denver, Colorado 80218 ■ 303 355-2302

Date: 11 March 2025

To: 4760 East Louisiana Avenue, Denver, CO
Owner: GLICKMAN, ALYSSA
4760 E LOUISIANA AVE
GLENDALE, CO 80246-3430

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

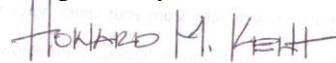
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■■■■■■■ Appropriate Technology for Building Design Construction and Facility Management ■■■■■■■■

E-mail: howard@CDFMArch.com

■ CDFM Architectural ■ 1110 East 17th Avenue ■ Denver, Colorado 80218 ■ 303 355-2302

Date: 11 March 2025

To: 4770 East Louisiana Avenue, Denver, CO
Owner: DUHADWAY, CHRISTIOPHER
925 COLUMBIA RD APT 512
FORT COLLINS, CO 80525-1873

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

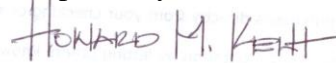
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Denver, CO 80246

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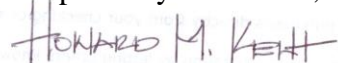
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Respectfully Submitted,



Howard M. Kent, Owner's Representative

CDFM Architectural, 1110 East 17th Avenue, Denver, CO

howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

■ CDFM Architectural ■ 1110 East 17th Avenue ■ Denver, Colorado 80218 ■ 303 355-2302

Date: 11 March 2025

To: 4780 East Louisiana Avenue, Denver, CO
Owner: SCHALLER, GREGORY PATRICK
4780 E LOUISIANA AVE
DENVER, CO 80246-3430

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

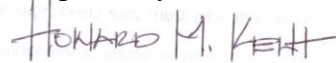
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howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

■■■■■■■ *Appropriate Technology for Building Design Construction and Facility Management* ■■■■■■■
E-mail: howard@CDFMArch.com

■ CDFM Architectural ■ 1110 East 17th Avenue ■ Denver, Colorado 80218 ■ 303 355-2302

Date: 11 March 2025

To: 4561 East Wyoming Place, Denver, CO
Owner: JOSEPHSON, KAI E
4561 E WYOMING PL
DENVER, CO 80222-342

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

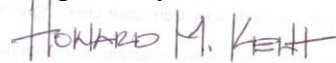
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howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

■■■■■■■ *Appropriate Technology for Building Design Construction and Facility Management* ■■■■■■■■
E-mail: howard@CDFMArch.com

■ CDFM Architectural ■ 1110 East 17th Avenue ■ Denver, Colorado 80218 ■ 303 355-2302

Date: 11 March 2025

To: 4581 East Wyoming Place, Denver, CO
Owner: BREWER,SAGE
4581 E WYOMING PL
DENVER, CO 80222-3420

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

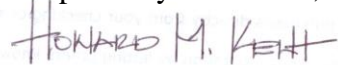
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CDFM Architectural, 1110 East 17th Avenue, Denver, CO

howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

■ CDFM Architectural ■ 1110 East 17th Avenue ■ Denver, Colorado 80218 ■ 303 355-2302

Date: 11 March 2025

To: 4601 East Wyoming Place, Denver, CO
Owner: WATERHOUSE, MICHAEL D
4601 E WYOMING PL
DENVER, CO 80222-3422

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

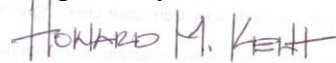
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Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

■■■■■■■ *Appropriate Technology for Building Design Construction and Facility Management* ■■■■■■■■
E-mail: howard@CDFMArch.com

■ CDFM Architectural ■ 1110 East 17th Avenue ■ Denver, Colorado 80218 ■ 303 355-2302

Date: 11 March 2025

To: 4631 East Wyoming Place, Denver, CO
Owner: GORELIK, ALEXANDER MICHAEL
7610 E OXFORD AVE
DENVER, CO 80237-2161

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

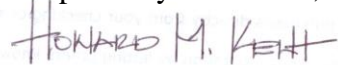
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howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

Date: 11 March 2025

To: Occupant
4631 East Wyoming Place
Denver, CO 80222

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

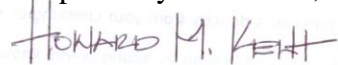
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CDFM Architectural, 1110 East 17th Avenue, Denver, CO

howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

Date: 11 March 2025

To: 4661 East Wyoming Place, Denver, CO
Owner: BROWN, TERRY J
4661 E WYOMING PL
DENVER, CO 80222-3422

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

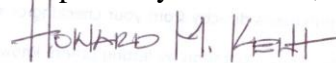
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howard@CDFMArch.com

■ CDFM Architectural ■ 1110 East 17th Avenue ■ Denver, Colorado 80218 ■ 303 355-2302
Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

Date: 11 March 2025

To: 4691 East Wyoming Place, Denver, CO
Owner: RIVERS, DAVID JOSEPH
4691 E WYOMING PL
DENVER, CO 80222-3422

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

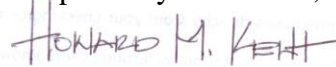
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E-mail: howard@CDFMArch.com

■ CDFM Architectural ■ 1110 East 17th Avenue ■ Denver, Colorado 80218 ■ 303 355-2302

Date: 11 March 2025

To: 4701 East Wyoming Place, Denver, CO
Owner: CUMMINS FAMILY REVOCABLE TRUST
4701 E WYOMING PL
DENVER, CO 80222-3424

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

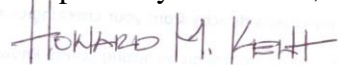
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howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

■ CDFM Architectural ■ 1110 East 17th Avenue ■ Denver, Colorado 80218 ■ 303 355-2302

Date: 11 March 2025

To: 4721 East Wyoming Place, Denver, CO
Owner: JOENS, MATTHEW
4721 E WYOMING PL
DENVER, CO 80222-3424

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

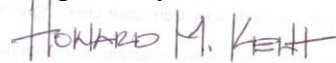
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■■■■■■■ *Appropriate Technology for Building Design Construction and Facility Management* ■■■■■■■■
E-mail: howard@CDFMArch.com

■ CDFM Architectural ■ 1110 East 17th Avenue ■ Denver, Colorado 80218 ■ 303 355-2302

Date: 11 March 2025

To: 4741 East Wyoming Place, Denver, CO
Owner: MERRIFIELD, TODD D
4741 E WYOMING PL
DENVER, CO 80222-3424

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

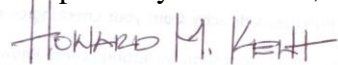
We are reaching out to inform you of the rezoning application process that we are beginning for the property located at 4626 East Louisiana Avenue. The site consists of one, irregularly shaped parcel of land. It is zoned S-SU-D (Single residential Unit District) with a lot area of 24,112 sf. The site contains one residential building; a 2-story farmhouse c. 1914 with a few detached, accessory shed structures. It is the last old rural form of underdeveloped property in the area.

Our proposed plan is to rezone the lot to S-MU-3 (Multi Unit District). Subsequent to rezoning, the lot may be subdivided into parcels as allowed per code. The projected building forms will be similar to those nearby as allowed per zoning i.e. Duplex, Town house, Row House with a limit of 3 stories. There is no intention to build an Apartment Block type of building anything like the building immediately to the north of the site. Currently there are no plans in place or a timeline for construction. Planning for subdivision of the lot is currently very preliminary. Denver Community Planning and Development thoughts and input and housing market indicators will likely play a role in determining the final physical appearance and sizes of the buildings which will go through their own approval process. No projected site layout is provided at this time.

This rezoning will increase the residential building unit density similar to the existing properties on the south side of Louisiana Avenue. With a limit of 3 stories the overall scale of the project will be in keeping with the area. The site density will not be greater than the multi-family residences immediately east and west of the site. The lot's location north of the single-family residences along East Wyoming Place adjoining the rear of the site is positioned so that sunlight will not be blocked to those properties. The proposed rezoning matches the intent of the City of Denver's goals and strategies for growth in this part of Virginia Village.

Please consider this information. We hope that you will email us a brief note expressing your approval for the rezoning of this property and contact us with any questions or concerns. Thank you in advance.

Respectfully Submitted,



Howard M. Kent, Owner's Representative

CDFM Architectural, 1110 East 17th Avenue, Denver, CO

howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

Date: 11 March 2025

To: Council District 6
Paul Kashmann Telephone 720-337-6666
Email: District6@denvergov.org paul.kashmann@denvergov.org

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

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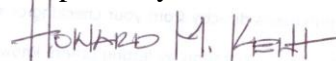
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howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

■ CDFM Architectural ■ 1110 East 17th Avenue ■ Denver, Colorado 80218 ■ 303 355-2302

Date: 11 March 2025

To: East Evans Business Association
Contact: Nancy Barlow
Email: nb@barlowadvertising.com

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

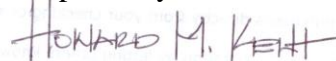
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howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

Date: 11 March 2025

To: Virginia Village Ellis Community Association
Contact: Lauren Josephson
Email: lologott@gmail.com virginiavillageneighborhoodorg@gmail.com

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

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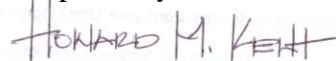
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howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

Date: 11 March 2025

To: Occupants - Multiple Buildings - main bldg. addressed as 4695
4625 East Louisiana Avenue
Denver, CO 80246

Re: Rezoning application for 4626 East Louisiana Avenue, Denver, CO

To Whom it May Concern:

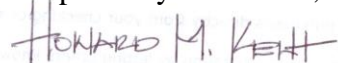
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CDFM Architectural, 1110 East 17th Avenue, Denver, CO

howard@CDFMArch.com

Property Owner: Duraiz Zarrar, 4626 East Louisiana Avenue, Denver, CO zduraiz@gmail.com

Re: 4626 East Louisiana Avenue, Denver, CO Rezoning Application

Attn: Ellen and Richard Dobbin
Owner: 4510 E LOUISIANA AVE
952 WOOD CREEK DR
MELBOURNE, FL 32901-7761

02 April 2025

Please allow me to explain why we chose the zoning category requested. Also note that approval of a rezoning is not approval of a specific development project. And, as stated in our outreach letter to you, the final physical appearance and sizes of the buildings will go through their own approval process. Our request is for rezoning only.

The property is a bit over 152 feet wide west-east. Under typical circumstances it could be split into three 50 foot wide lots with 50 foot wide street frontages that could each be developed. Denver is not supporting lot widths narrower than 50 feet in this area. The site is a bit over 165 feet deep front to back north-south. The total property is over 24,100 square feet. Under typical circumstances in Denver, an area this large with lot depths of 125 feet could be split into four 6,000 square foot lots that could each be developed.

However, there is a portion of the street frontage located in the northwest corner of the property, 20 feet wide by 50 feet deep, containing a natural gas utility valve and structure that are not part of the subject property rezoning. So given the reduced street frontage only two lots would be permitted if subdivided. This fact combined with the extra lot depth results in less density than similarly zoned and/or neighboring properties might achieve.

The zoning type we are requesting for the property is one of the two types that are now recommended by the City of Denver in the area along East Louisiana Avenue where the site is located (see attached). The properties next to the site are zoned S-RH-2.5 and the properties across the street from the site are mostly zoned S-MU-3, which is what we have requested. The requested rezoning is consistent with the City's Adopted Plans including the Comprehensive Plan 2040, Blueprint Denver and the Near Southeast Area Plan per the City of Denver's Community Planning and Development. The two zoning types are defined as:

Row House 2.5 (S-RH-2.5)

S-RH-2.5 is a multi unit district and allows suburban house, duplex and Row House building forms up to two and one half stories in height.

Multi Unit 3, (S-MU-3)

S-MU-3 is a multi unit district and allows suburban house, duplex, row house, and apartment building forms up to 3 stories in height.

The major difference in the zoning types is the 2½ story versus 3 story limit. Practically speaking the 2½ story limit allows a 3rd story for a portion of a building, whereas the 3 story limit allows more area of 3rd story with certain setbacks. Other than that, the maximum height allowed is 35 feet for both zoning types if developed as row houses, less so if built as duplexes. The minimum lot sizes, lot widths, area of coverage, siting setbacks are the same for both zoning types, or are negligibly different. (see attached)

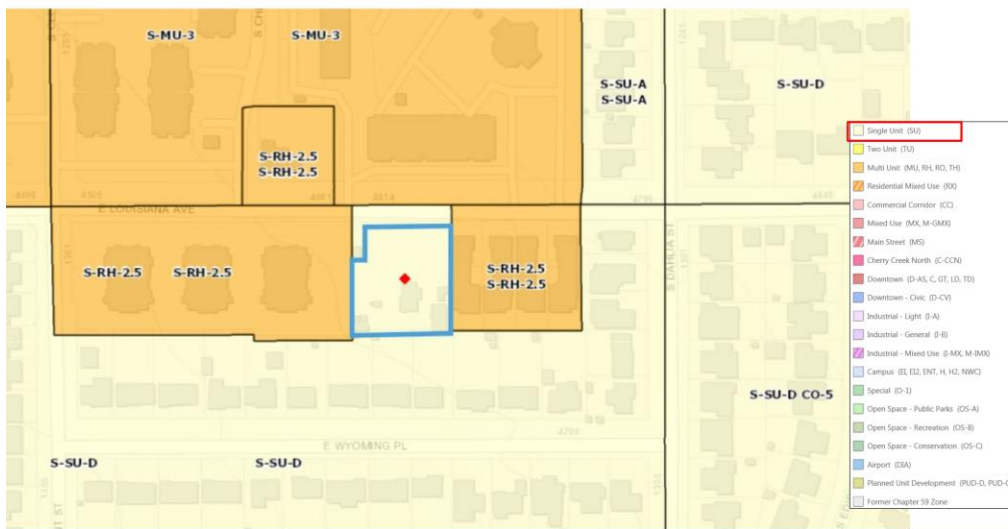
The S-MU-3 zoning allows us to recoup some of the lost area that is a result of the reduced street frontage. The resulting density will still be less than that of a similar sized lot with a more typical street frontage and depth.

Thank you for your support of this rezoning. Please feel free to call me on my cell to discuss. (303) 620-9913.

Howard M. Kent, Architect

■ CDFM Architectural ■ 303.355.2302 ■

Existing Zoning – S-SU-D



- S-SU-D

Proximity to:

- S-RH-2.5
- S-MU-3

ROW HOUSE

HEIGHT		S-RH-2.5	S-MU-3	S-MU- 5, 8, 12, 20
A	Stories (max)	2.5	3	5
A	Feet (max)	35'	35'	65'
B	Side Wall Height (max)	25'	na	na
SITING		S-RH-2.5	S-MU-3	S-MU- 5, 8, 12, 20
ZONE LOT				
	Zone Lot Size (min)	6,000 sf	6,000 sf	6,000 sf
C	Zone Lot Width (min)	50'	50'	50'
	Dwelling Units per Primary Residential Structure (max)	10	na	na
REQUIRED BUILD-TO				
D	Primary Street (min % within min/max)	na	50% 0'/80'	50% 0'/80'
SETBACKS				
E	Primary Street (min)	Calculated per Sec. 13.1.5.9	10'	10'
F	Side Street (min)	5'	5'	5'
G	Side Interior (min)	5'	5'	5'
H	Side Interior, adjacent to Protected District (min)	na	10'	10'
	Rear, alley/no alley (min)	12'/20'	10'/20'	10'/20'
	Rear, adjacent to Protected District (min)	na	na	na
PARKING				
	Vehicle Access	From Alley; or Street access allowed when no Alley present		
DETACHED ACCESSORY STRUCTURES		See Sec. 3.3.4		
DESIGN ELEMENTS		S-RH-2.5	S-MU-3	S-MU- 5, 8, 12, 20
BUILDING CONFIGURATION				
I	Dwelling Units Oriented to the Street	All Dwelling Units shall be Oriented to the Street		
	Dwelling Unit Configuration	Structure shall only contain Side-by-Side-Dwelling Units		
J	Primary Street-Facing Attached Garage Door Width (max per unit)	10'	10'	10'
K	Upper Story Stepback, for any portion of building with Low-Slope Roof, above 25': Primary Street, Side Street and Side Interior, (min)	10'	na	na
	Upper Story Setback Above 40'; Side, interior	na	na	15'
	Upper Story Setback above 51'; Side, interior	na	na	15'
L	Upper Story Setback Above 27'; adjacent to Protected District: Side Interior	na	25'	25'
	Upper Story Setback above 27'; adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	na	20'/25'
	Upper Story Setback above 40'; adjacent to Protected District: Rear, alley/Rear, no alley (min)	na	na	30'/40'
	Upper Story Setback above 51'; adjacent to Protected District: Side Interior (min)	na	na	40'
	Rooftop and/or Second Story Decks	See Section 3.3.5.2		
	Attached Garage Allowed	May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks		
STREET LEVEL ACTIVATION				
M	Transparency, Primary Street (min)	30%	30%	30%
	Transparency, Side Street (min)	25%	25%	25%
N	Pedestrian Access	Each unit shall have a street-facing Entrance		
USES		All S-RH and S-MU Districts		
		Primary Uses shall be limited to Multi-Unit Dwelling uses. See Division 3.4 Uses and Parking		
		See Sections 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions		

DUPLEX

HEIGHT		S-RH-2.5	S-MU-3, -5, -8, -12, -20
A	Stories, front 65% / Rear 35% of zone lot depth (max)	2.5/2.5	3/3
A	Feet, front 65% / rear 35% of zone lot depth (max)	30'/30'	32'/32'
	Feet, permitted height increase	1' for every 5' increase in Zone Lot width over 50' up to a maximum height of 35'	
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line in front 65% / rear 35% of zone lot depth	10'/10'	na
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	na
SITING		S-RH-2.5	S-MU-3, -5, -8, -12, -20
	Zone Lot Size (min)	4,500 sf	4,500 sf
C	Zone Lot Width (min)	37.5'	37.5'
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All S-RH and S-MU Districts	
		61' or Less	Greater than 61'
D	Primary Street (min)	For -MU Districts: Calculated per Sec. 13.1.5.9 or 20', whichever is less For all other Districts: Calculated per Sec. 13.1.5.9	
E	Side Street (min)	5'	5'
F	Side Interior (min)	5'	5'
G	Rear, alley/no alley (min)	12'/20'	12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	50%
PARKING BY ZONE LOT WIDTH			
	Parking and Drive Lot Coverage in Primary Street Setback (max %)	50%	50%
	Vehicle Access	From Alley; or Street access allowed when no Alley present (See Sec 3.3.7.6)	
H	DETACHED ACCESSORY STRUCTURES	See Sec. 3.3.4	
DESIGN ELEMENTS		S-RH-2.5	S-MU-3, -5, -8, -12, -20
BUILDING CONFIGURATION			
	Rooftop and/or Second Story Decks	See Section 3.3.5.2	
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street-facing façade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage Building Form for Side Street, Side Interior and Rear setbacks provided no permitted height increase has been applied to the Attached Garage.	
I	Primary Street-Facing Attached Garage Door Width in front 50% of zone lot depth (max)	35% of the entire width of the Primary Street-facing façade of the primary structure or 16', whichever is greater	
	Upper Story Stepback, for any portion of building with Low-Slope Roof, above 25': Primary Street (min)	10'	na
STREET LEVEL ACTIVATION			
J	Pedestrian Access, Primary Street	Entry Feature	
USES		All S-RH and S-MU Districts	
		Primary Uses shall be limited to Two Unit Dwelling and permitted Congregate Living, Residential Care and Nonresidential uses. See Division 3.4 Uses and Parking	

See Sections 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

From: Ellen Dobbin <e.f.dobbin@gmail.com>
Sent: Wednesday, April 2, 2025 7:10 AM
To: Howard M Kent <howard@cdfmarch.com>; Duraiz Zarrar <zduraiz@gmail.com>
Subject: Rezoning of 4626 E Louisiana Avenue

Good morning Mr. Kent and Mr. Zarrar -

We have received your letter of notification for the rezoning application for the property just east of our Cherry Park Commons community on East Louisiana Avenue. Thank you for the information.

We certainly understand and respect Mr. Zarrar's desire to develop the parcel of land. However, we take exception to the suggestion of a three-story overall scale for the project. It is certainly true that the apartments across the street are that tall, but none of the buildings on the south side of our block, nor to the east, west or south of it, are taller than two stories, with most being only one-story - meaning they would be dwarfed by a three-story dwelling. You state that, "With a limit of 3 stories the overall scale of the project will be in keeping with the area". It would, however, hover over the rest of the area.

We would greatly appreciate it if you would keep this neighborly fact in mind as you move forward with your project - and maintain a two-story limit.

Thank you again for reaching out.

Ellen and Richard Dobbin
4510 E. Louisiana Avenue

Ellen F. Dobbin
e.f.dobbin@gmail.com

Re: 4626 East Louisiana Avenue, Denver, CO Rezoning Application

Attn: Nadine Cochran <nadine.cochran@gmail.com>
COCHRAN, SECOND NADINE O DISCRETIONARY TRUST
Owner: 4512 E LOUISIANA AVE

25 March 2025

Please allow me to explain why we chose the zoning category requested. Also note that approval of a rezoning is not approval of a specific development project. And, as stated in our outreach letter to you, the final physical appearance and sizes of the buildings will go through their own approval process. Our request is for rezoning only.

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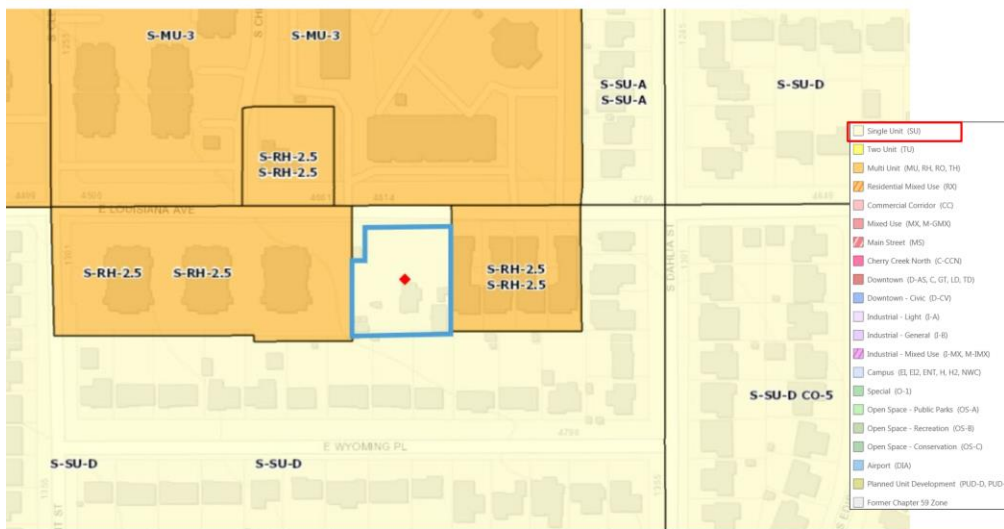
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■ CDFM Architectural ■ 303.355.2302 ■

Existing Zoning – S-SU-D



- S-SU-D

Proximity to:

- S-RH-2.5
- S-MU-3

ROW HOUSE

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ZONE LOT				
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D	Primary Street (min % within min/max)	na	50% 0'/80'	50% 0'/80'
SETBACKS				
E	Primary Street (min)	Calculated per Sec. 13.1.5.9	10'	10'
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	Rear, alley/no alley (min)	12'/20'	10'/20'	10'/20'
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	Vehicle Access	From Alley; or Street access allowed when no Alley present		
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L	Upper Story Setback Above 27', adjacent to Protected District: Side Interior	na	25'	25'
	Upper Story Setback above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	na	20'/25'
	Upper Story Setback above 40', adjacent to Protected District: Rear, alley/Rear, no alley (min)	na	na	30'/40'
	Upper Story Setback above 51', adjacent to Protected District: Side Interior (min)	na	na	40'
	Rooftop and/or Second Story Decks	See Section 3.3.5.2		
	Attached Garage Allowed	May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks		
STREET LEVEL ACTIVATION				
M	Transparency, Primary Street (min)	30%	30%	30%
	Transparency, Side Street (min)	25%	25%	25%
N	Pedestrian Access	Each unit shall have a street-facing Entrance		
USES		All S-RH and S-MU Districts		
		Primary Uses shall be limited to Multi-Unit Dwelling uses. See Division 3.4 Uses and Parking		

See Sections 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

DUPLEX

HEIGHT		S-RH-2.5	S-MU-3, -5, -8, -12, -20
A	Stories, front 65% / Rear 35% of zone lot depth (max)	2.5/2.5	3/3
A	Feet, front 65% / rear 35% of zone lot depth (max)	30'/30'	32'/32'
	Feet, permitted height increase	1' for every 5' increase in Zone Lot width over 50' up to a maximum height of 35'	
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line in front 65% / rear 35% of zone lot depth	10'/10'	na
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	na
SITING		S-RH-2.5	S-MU-3, -5, -8, -12, -20
	Zone Lot Size (min)	4,500 sf	4,500 sf
C	Zone Lot Width (min)	37.5'	37.5'
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All S-RH and S-MU Districts	
		61' or Less	Greater than 61'
D	Primary Street (min)	For -MU Districts: Calculated per Sec. 13.1.5.9 or 20', whichever is less For all other Districts: Calculated per Sec. 13.1.5.9	
E	Side Street (min)	5'	5'
F	Side Interior (min)	5'	5'
G	Rear, alley/no alley (min)	12'/20'	12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	50%
PARKING BY ZONE LOT WIDTH			
	Parking and Drive Lot Coverage in Primary Street Setback (max %)	50%	50%
	Vehicle Access	From Alley; or Street access allowed when no Alley present (See Sec 3.3.7.6)	
H	DETACHED ACCESSORY STRUCTURES	See Sec. 3.3.4	
DESIGN ELEMENTS		S-RH-2.5	S-MU-3, -5, -8, -12, -20
BUILDING CONFIGURATION			
	Rooftop and/or Second Story Decks	See Section 3.3.5.2	
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street-facing façade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage Building Form for Side Street, Side Interior and Rear setbacks provided no permitted height increase has been applied to the Attached Garage.	
I	Primary Street-Facing Attached Garage Door Width in front 50% of zone lot depth (max)	35% of the entire width of the Primary Street-facing façade of the primary structure or 16', whichever is greater	
	Upper Story Stepback, for any portion of building with Low-Slope Roof, above 25': Primary Street (min)	10'	na
STREET LEVEL ACTIVATION			
J	Pedestrian Access, Primary Street	Entry Feature	
USES		All S-RH and S-MU Districts	
		Primary Uses shall be limited to Two Unit Dwelling and permitted Congregate Living, Residential Care and Nonresidential uses. See Division 3.4 Uses and Parking	

See Sections 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

From: Nadine Cochran <nadine.cochran@gmail.com>

Sent: Tuesday, March 25, 2025 3:45 PM

To: howard@cdfmarch.com; zduraiz@gmail.com

Subject: Rezoning application 4626 E Louisiana

Dear Mr. Kent & Mr. Zarrar,

Thank you for the notice about your rezoning application. I live at 4512 E Louisiana Ave. and appreciate that you wish to develop 4626 E Louisiana. Your plans sound appropriate for the area. However, I do have one request and that is you limit the development to 2 stories. With the exception of the apartments on the northside of Louisiana, none of the surrounding property is over 2 stories and I think for the sake of continuity, it would be best to limit the number of stories.

Thank you!

Nadine Cochran

Re: 4626 East Louisiana Avenue, Denver, CO Rezoning Application

Attn: Ellen and Richard Dobbin
Owner: 4510 E LOUISIANA AVE
952 WOOD CREEK DR
MELBOURNE, FL 32901-7761

02 April 2025

Please allow me to explain why we chose the zoning category requested. Also note that approval of a rezoning is not approval of a specific development project. And, as stated in our outreach letter to you, the final physical appearance and sizes of the buildings will go through their own approval process. Our request is for rezoning only.

The property is a bit over 152 feet wide west-east. Under typical circumstances it could be split into three 50 foot wide lots with 50 foot wide street frontages that could each be developed. Denver is not supporting lot widths narrower than 50 feet in this area. The site is a bit over 165 feet deep front to back north-south. The total property is over 24,100 square feet. Under typical circumstances in Denver, an area this large with lot depths of 125 feet could be split into four 6,000 square foot lots that could each be developed.

However, there is a portion of the street frontage located in the northwest corner of the property, 20 feet wide by 50 feet deep, containing a natural gas utility valve and structure that are not part of the subject property rezoning. So given the reduced street frontage only two lots would be permitted if subdivided. This fact combined with the extra lot depth results in less density than similarly zoned and/or neighboring properties might achieve.

The zoning type we are requesting for the property is one of the two types that are now recommended by the City of Denver in the area along East Louisiana Avenue where the site is located (see attached). The properties next to the site are zoned S-RH-2.5 and the properties across the street from the site are mostly zoned S-MU-3, which is what we have requested. The requested rezoning is consistent with the City's Adopted Plans including the Comprehensive Plan 2040, Blueprint Denver and the Near Southeast Area Plan per the City of Denver's Community Planning and Development. The two zoning types are defined as:

Row House 2.5 (S-RH-2.5)

S-RH-2.5 is a multi unit district and allows suburban house, duplex and Row House building forms up to two and one half stories in height.

Multi Unit 3, (S-MU-3)

S-MU-3 is a multi unit district and allows suburban house, duplex, row house, and apartment building forms up to 3 stories in height.

The major difference in the zoning types is the 2½ story versus 3 story limit. Practically speaking the 2½ story limit allows a 3rd story for a portion of a building, whereas the 3 story limit allows more area of 3rd story with certain setbacks. Other than that, the maximum height allowed is 35 feet for both zoning types if developed as row houses, less so if built as duplexes. The minimum lot sizes, lot widths, area of coverage, siting setbacks are the same for both zoning types, or are negligibly different. (see attached)

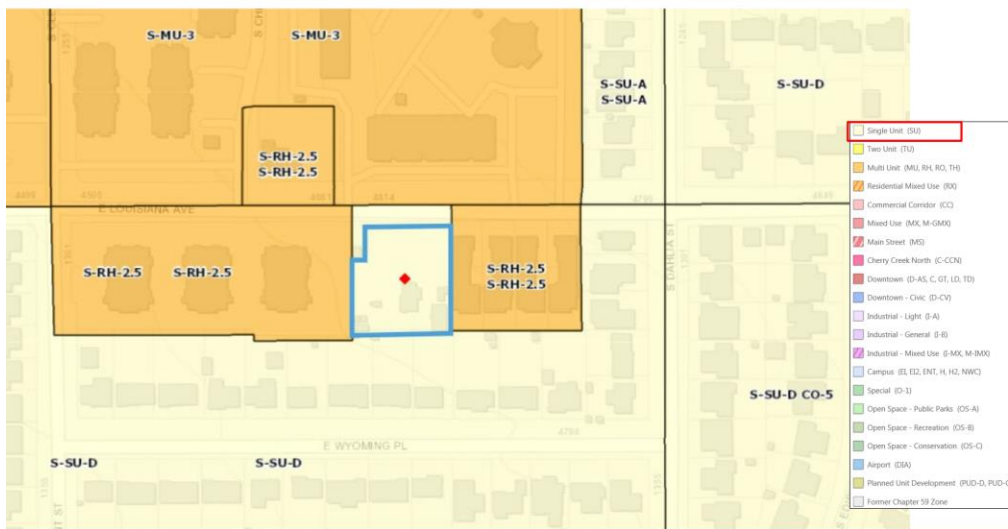
The S-MU-3 zoning allows us to recoup some of the lost area that is a result of the reduced street frontage. The resulting density will still be less than that of a similar sized lot with a more typical street frontage and depth.

Thank you for your support of this rezoning. Please feel free to call me on my cell to discuss. (303) 620-9913.

Howard M. Kent, Architect

■ CDFM Architectural ■ 303.355.2302 ■

Existing Zoning – S-SU-D



• S-SU-D

Proximity to:

- S-RH-2.5
- S-MU-3

ROW HOUSE

HEIGHT		S-RH-2.5	S-MU-3	S-MU- 5, 8, 12, 20
A	Stories (max)	2.5	3	5
A	Feet (max)	35'	35'	65'
B	Side Wall Height (max)	25'	na	na
SITING		S-RH-2.5	S-MU-3	S-MU- 5, 8, 12, 20
ZONE LOT				
	Zone Lot Size (min)	6,000 sf	6,000 sf	6,000 sf
C	Zone Lot Width (min)	50'	50'	50'
	Dwelling Units per Primary Residential Structure (max)	10	na	na
REQUIRED BUILD-TO				
D	Primary Street (min % within min/max)	na	50% 0'/80'	50% 0'/80'
SETBACKS				
E	Primary Street (min)	Calculated per Sec. 13.1.5.9	10'	10'
F	Side Street (min)	5'	5'	5'
G	Side Interior (min)	5'	5'	5'
H	Side Interior, adjacent to Protected District (min)	na	10'	10'
	Rear, alley/no alley (min)	12'/20'	10'/20'	10'/20'
	Rear, adjacent to Protected District (min)	na	na	na
PARKING				
	Vehicle Access	From Alley; or Street access allowed when no Alley present		
DETACHED ACCESSORY STRUCTURES		See Sec. 3.3.4		
DESIGN ELEMENTS		S-RH-2.5	S-MU-3	S-MU- 5, 8, 12, 20
BUILDING CONFIGURATION				
I	Dwelling Units Oriented to the Street	All Dwelling Units shall be Oriented to the Street		
	Dwelling Unit Configuration	Structure shall only contain Side-by-Side-Dwelling Units		
J	Primary Street-Facing Attached Garage Door Width (max per unit)	10'	10'	10'
K	Upper Story Stepback, for any portion of building with Low-Slope Roof, above 25': Primary Street, Side Street and Side Interior, (min)	10'	na	na
	Upper Story Setback Above 40'; Side, interior	na	na	15'
	Upper Story Setback above 51'; Side, interior	na	na	15'
L	Upper Story Setback Above 27'; adjacent to Protected District: Side Interior	na	25'	25'
	Upper Story Setback above 27'; adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	na	20'/25'
	Upper Story Setback above 40'; adjacent to Protected District: Rear, alley/Rear, no alley (min)	na	na	30'/40'
	Upper Story Setback above 51'; adjacent to Protected District: Side Interior (min)	na	na	40'
	Rooftop and/or Second Story Decks	See Section 3.3.5.2		
	Attached Garage Allowed	May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks		
STREET LEVEL ACTIVATION				
M	Transparency, Primary Street (min)	30%	30%	30%
	Transparency, Side Street (min)	25%	25%	25%
N	Pedestrian Access	Each unit shall have a street-facing Entrance		
USES		All S-RH and S-MU Districts		
		Primary Uses shall be limited to Multi-Unit Dwelling uses. See Division 3.4 Uses and Parking		
See Sections 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions				

DUPLEX

HEIGHT		S-RH-2.5	S-MU-3, -5, -8, -12, -20
A	Stories, front 65% / Rear 35% of zone lot depth (max)	2.5/2.5	3/3
A	Feet, front 65% / rear 35% of zone lot depth (max)	30'/30'	32'/32'
	Feet, permitted height increase	1' for every 5' increase in Zone Lot width over 50' up to a maximum height of 35'	
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line in front 65% / rear 35% of zone lot depth	10'/10'	na
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	na
SITING		S-RH-2.5	S-MU-3, -5, -8, -12, -20
	Zone Lot Size (min)	4,500 sf	4,500 sf
C	Zone Lot Width (min)	37.5'	37.5'
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All S-RH and S-MU Districts	
		61' or Less	Greater than 61'
D	Primary Street (min)	For -MU Districts: Calculated per Sec. 13.1.5.9 or 20', whichever is less For all other Districts: Calculated per Sec. 13.1.5.9	
E	Side Street (min)	5'	5'
F	Side Interior (min)	5'	5'
G	Rear, alley/no alley (min)	12'/20'	12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	50%
PARKING BY ZONE LOT WIDTH			
	Parking and Drive Lot Coverage in Primary Street Setback (max %)	50%	50%
	Vehicle Access	From Alley; or Street access allowed when no Alley present (See Sec 3.3.7.6)	
H	DETACHED ACCESSORY STRUCTURES	See Sec. 3.3.4	
DESIGN ELEMENTS		S-RH-2.5	S-MU-3, -5, -8, -12, -20
BUILDING CONFIGURATION			
	Rooftop and/or Second Story Decks	See Section 3.3.5.2	
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street-facing façade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage Building Form for Side Street, Side Interior and Rear setbacks provided no permitted height increase has been applied to the Attached Garage.	
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	Upper Story Stepback, for any portion of building with Low-Slope Roof, above 25': Primary Street (min)	10'	na
STREET LEVEL ACTIVATION			
J	Pedestrian Access, Primary Street	Entry Feature	
USES		All S-RH and S-MU Districts	
		Primary Uses shall be limited to Two Unit Dwelling and permitted Congregate Living, Residential Care and Nonresidential uses. See Division 3.4 Uses and Parking	

See Sections 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

From: Ellen Dobbin <e.f.dobbin@gmail.com>
Sent: Wednesday, April 2, 2025 7:10 AM
To: Howard M Kent <howard@cdfmarch.com>; Duraiz Zarrar <zduraiz@gmail.com>
Subject: Rezoning of 4626 E Louisiana Avenue

Good morning Mr. Kent and Mr. Zarrar -

We have received your letter of notification for the rezoning application for the property just east of our Cherry Park Commons community on East Louisiana Avenue. Thank you for the information.

We certainly understand and respect Mr. Zarrar's desire to develop the parcel of land. However, we take exception to the suggestion of a three-story overall scale for the project. It is certainly true that the apartments across the street are that tall, but none of the buildings on the south side of our block, nor to the east, west or south of it, are taller than two stories, with most being only one-story - meaning they would be dwarfed by a three-story dwelling. You state that, "With a limit of 3 stories the overall scale of the project will be in keeping with the area". It would, however, hover over the rest of the area.

We would greatly appreciate it if you would keep this neighborly fact in mind as you move forward with your project - and maintain a two-story limit.

Thank you again for reaching out.

Ellen and Richard Dobbin
4510 E. Louisiana Avenue

Ellen F. Dobbin
e.f.dobbin@gmail.com

Re: 4626 East Louisiana Avenue, Denver, CO Rezoning Application

Attn: Nadine Cochran <nadine.cochran@gmail.com>
COCHRAN, SECOND NADINE O DISCRETIONARY TRUST
Owner: 4512 E LOUISIANA AVE

25 March 2025

Please allow me to explain why we chose the zoning category requested. Also note that approval of a rezoning is not approval of a specific development project. And, as stated in our outreach letter to you, the final physical appearance and sizes of the buildings will go through their own approval process. Our request is for rezoning only.

The property is a bit over 152 feet wide west-east. Under typical circumstances it could be split into three 50 foot wide lots with 50 foot wide street frontages that could each be developed. Denver is not supporting lot widths narrower than 50 feet in this area. The site is a bit over 165 feet deep front to back north-south. The total property is over 24,100 square feet. Under typical circumstances in Denver, an area this large with lot depths of 125 feet could be split into four 6,000 square foot lots that could each be developed.

However, there is a portion of the street frontage located in the northwest corner of the property, 20 feet wide by 50 feet deep, containing a natural gas utility valve and structure that are not part of the subject property rezoning. So given the reduced street frontage only two lots would be permitted if subdivided. This fact combined with the extra lot depth results in less density than similarly zoned and/or neighboring properties might achieve.

The zoning type we are requesting for the property is one of the two types that are now recommended by the City of Denver in the area along East Louisiana Avenue where the site is located (see attached). The properties next to the site are zoned S-RH-2.5 and the properties across the street from the site are mostly zoned S-MU-3, which is what we have requested. The requested rezoning is consistent with the City's Adopted Plans including the Comprehensive Plan 2040, Blueprint Denver and the Near Southeast Area Plan per the City of Denver's Community Planning and Development. The two zoning types are defined as:

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S-RH-2.5 is a multi unit district and allows suburban house, duplex and Row House building forms up to two and one half stories in height.

Multi Unit 3, (S-MU-3)

S-MU-3 is a multi unit district and allows suburban house, duplex, row house, and apartment building forms up to 3 stories in height.

The major difference in the zoning types is the 2½ story versus 3 story limit. Practically speaking the 2½ story limit allows a 3rd story for a portion of a building, whereas the 3 story limit allows more area of 3rd story with certain setbacks. Other than that, the maximum height allowed is 35 feet for both zoning types if developed as row houses, less so if built as duplexes. The minimum lot sizes, lot widths, area of coverage, siting setbacks are the same for both zoning types, or are negligibly different. (see attached)

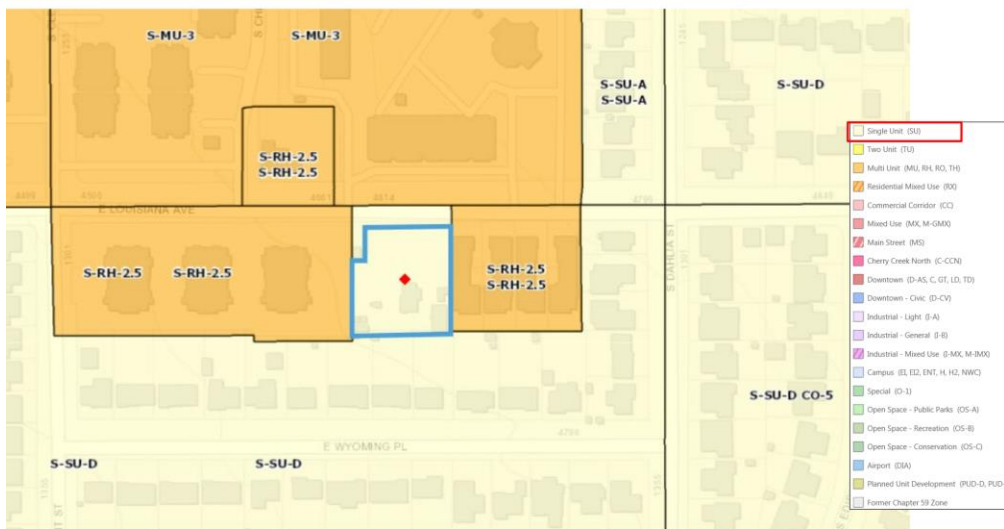
The S-MU-3 zoning allows us to recoup some of the lost area that is a result of the reduced street frontage. The resulting density will still be less than that of a similar sized lot with a more typical street frontage and depth.

Thank you for your support of this rezoning. Please feel free to call me on my cell to discuss. (303) 620-9913.

Howard M. Kent, Architect

■ CDFM Architectural ■ 303.355.2302 ■

Existing Zoning – S-SU-D



- S-SU-D

Proximity to:

- S-RH-2.5
- S-MU-3

ROW HOUSE

HEIGHT		S-RH-2.5	S-MU-3	S-MU- 5, 8, 12, 20
A	Stories (max)	2.5	3	5
A	Feet (max)	35'	35'	65'
B	Side Wall Height (max)	25'	na	na
SITING		S-RH-2.5	S-MU-3	S-MU- 5, 8, 12, 20
ZONE LOT				
	Zone Lot Size (min)	6,000 sf	6,000 sf	6,000 sf
C	Zone Lot Width (min)	50'	50'	50'
	Dwelling Units per Primary Residential Structure (max)	10	na	na
REQUIRED BUILD-TO				
D	Primary Street (min % within min/max)	na	50% 0'/80'	50% 0'/80'
SETBACKS				
E	Primary Street (min)	Calculated per Sec. 13.1.5.9	10'	10'
F	Side Street (min)	5'	5'	5'
G	Side Interior (min)	5'	5'	5'
H	Side Interior, adjacent to Protected District (min)	na	10'	10'
	Rear, alley/no alley (min)	12'/20'	10'/20'	10'/20'
	Rear, adjacent to Protected District (min)	na	na	na
PARKING				
	Vehicle Access	From Alley; or Street access allowed when no Alley present		
DETACHED ACCESSORY STRUCTURES		See Sec. 3.3.4		
DESIGN ELEMENTS		S-RH-2.5	S-MU-3	S-MU- 5, 8, 12, 20
BUILDING CONFIGURATION				
I	Dwelling Units Oriented to the Street	All Dwelling Units shall be Oriented to the Street		
	Dwelling Unit Configuration	Structure shall only contain Side-by-Side-Dwelling Units		
J	Primary Street-Facing Attached Garage Door Width (max per unit)	10'	10'	10'
K	Upper Story Stepback, for any portion of building with Low-Slope Roof, above 25': Primary Street, Side Street and Side Interior, (min)	10'	na	na
	Upper Story Setback Above 40'; Side, interior	na	na	15'
	Upper Story Setback above 51'; Side, interior	na	na	15'
L	Upper Story Setback Above 27'; adjacent to Protected District: Side Interior	na	25'	25'
	Upper Story Setback above 27'; adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	na	20'/25'
	Upper Story Setback above 40'; adjacent to Protected District: Rear, alley/Rear, no alley (min)	na	na	30'/40'
	Upper Story Setback above 51'; adjacent to Protected District: Side Interior (min)	na	na	40'
	Rooftop and/or Second Story Decks	See Section 3.3.5.2		
	Attached Garage Allowed	May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks		
STREET LEVEL ACTIVATION				
M	Transparency, Primary Street (min)	30%	30%	30%
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N	Pedestrian Access	Each unit shall have a street-facing Entrance		
USES		All S-RH and S-MU Districts		
		Primary Uses shall be limited to Multi-Unit Dwelling uses. See Division 3.4 Uses and Parking		
		See Sections 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions		

DUPLEX

HEIGHT		S-RH-2.5	S-MU-3, -5, -8, -12, -20
A	Stories, front 65% / Rear 35% of zone lot depth (max)	2.5/2.5	3/3
A	Feet, front 65% / rear 35% of zone lot depth (max)	30'/30'	32'/32'
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	Building Coverage per Zone Lot, including all accessory structures (max)	50%	50%
PARKING BY ZONE LOT WIDTH			
	Parking and Drive Lot Coverage in Primary Street Setback (max %)	50%	50%
	Vehicle Access	From Alley; or Street access allowed when no Alley present (See Sec 3.3.7.6)	
H	DETACHED ACCESSORY STRUCTURES	See Sec. 3.3.4	
DESIGN ELEMENTS		S-RH-2.5	S-MU-3, -5, -8, -12, -20
BUILDING CONFIGURATION			
	Rooftop and/or Second Story Decks	See Section 3.3.5.2	
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street-facing façade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage Building Form for Side Street, Side Interior and Rear setbacks provided no permitted height increase has been applied to the Attached Garage.	
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	Upper Story Stepback, for any portion of building with Low-Slope Roof, above 25': Primary Street (min)	10'	na
STREET LEVEL ACTIVATION			
J	Pedestrian Access, Primary Street	Entry Feature	
USES		All S-RH and S-MU Districts	
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See Sections 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

From: Nadine Cochran <nadine.cochran@gmail.com>

Sent: Tuesday, March 25, 2025 3:45 PM

To: howard@cdfmarch.com; zduraiz@gmail.com

Subject: Rezoning application 4626 E Louisiana

Dear Mr. Kent & Mr. Zarrar,

Thank you for the notice about your rezoning application. I live at 4512 E Louisiana Ave. and appreciate that you wish to develop 4626 E Louisiana. Your plans sound appropriate for the area. However, I do have one request and that is you limit the development to 2 stories. With the exception of the apartments on the northside of Louisiana, none of the surrounding property is over 2 stories and I think for the sake of continuity, it would be best to limit the number of stories.

Thank you!

Nadine Cochran