

Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	RJC Residential Trust	Representative Name	Sayre Brennan
Address	1450 Olive St	Address	3074 S Columbine St.
City, State, Zip	Denver, CO 80220	City, State, Zip	Denver, CA 80210
Telephone		Telephone	720.34.2542
Email	rglorso@gmail.com	Email	sayrebb@gmail.com
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
SUBJECT PROPERTY INFORMATION			
Location (address):		1450 N Olive St	
Assessor's Parcel Numbers:		06051-03-003-000	
Area in Acres or Square Feet:		6,100 sq ft	
Current Zone District(s):		E-SU-DX	
PROPOSAL			
Proposed Zone District:		E-SU-D1X for Accessory Dwelling Unit	
PRE-APPLICATION INFORMATION			
Did you have a pre-application meeting with Development Services Residential Team?		<input checked="" type="checkbox"/> Yes - if yes, state the meeting date <u>Thur. 01-27-2022</u> <input type="checkbox"/> No - if no, describe why not _____	
Did you contact the City Council District Office regarding this application?		<input checked="" type="checkbox"/> Yes - if yes, state date and method <u>1/27/2022 via email</u> <input type="checkbox"/> No - if no, describe why not (in outreach attachment) _____	

REVIEW CRITERIA - AFFIRM THE PROPOSED ADU REZONING COMPLIES WITH THE CRITERIA BELOW BY CHECKING THE BOX NEXT TO EACH CRITERION

<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check box to the right to affirm) DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</p> <p>Denver Comprehensive Plan 2040 The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:</p> <ul style="list-style-type: none"> • Goal 2, Strategy A. Equitable, Affordable and Inclusive – “Create a greater mix of housing options in every neighborhood for all individuals and families” (p. 28). The proposed zone district allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit neighborhoods. • Goal 8, Strategy A. Environmentally Resilient - “Promote infill development where infrastructure and services are already in place” (p. 54). The proposed map amendment will allow an additional housing unit on the site of an existing home where infrastructure and services such as water, stormwater, and streets already exist. This allows Denver to grow responsibly and promotes land conservation. <p>Blueprint Denver The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and strategies in <i>Blueprint Denver</i>, including:</p> <ul style="list-style-type: none"> • Policy 4, Strategy E - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. <p>Neighborhood/ Small Area Plan (list all, if applicable): <u>East Area Plan (2020)</u></p>
<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check boxes to affirm) DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>The proposed map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted plan, including <i>Blueprint Denver</i> which recommends “the expansion of accessory dwelling units throughout all residential areas” (<i>Blueprint Denver</i>, p. 84).</p>

REZONING GUIDE

ADU Rezoning Application Page 3 of 4

Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria. (Check boxes to affirm.) DZC Sec. 12.4.10.8	<input checked="" type="checkbox"/> Justifying Circumstances - One of the following circumstances exists: Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: <div style="background-color: yellow; padding: 2px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</div> <div style="background-color: yellow; padding: 2px;">b. A City adopted plan; or</div> <div style="padding-left: 40px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</div> <p>The proposed map amendment application identifies the adoption of <i>Blueprint Denver</i> as the Justifying Circumstance. As discussed above, <i>Blueprint Denver</i> specifically recommends the city diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. The plan was adopted after the date of approval of the existing zone districts. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.</p>
	<input checked="" type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District. <p>The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed <u>E-SU-D1x</u> Zone District.</p>

REQUIRED ATTACHMENTS

Please check boxes below to affirm the following required attachments are submitted with this rezoning application:

- ☒ Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- ☒ Proof of Ownership Document (e.g. Assessor's record, property deed, etc). Proof of ownership for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Please check boxes identifying additional attachments provided with this application (note that more information may be required. Please confirm with your pre-application/case manager planner prior to submittal.):

- ☒ Written Narrative Explaining Project
- ☐ Site Plan/ Drawings (if available) N/A
- ☒ Narrative describing any outreach to City Council office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors.
- ☒ Written Authorization to Represent Property Owner(s) (if applicable)
- ☒ Individual Authorization to Sign on Behalf of a Corporate Entity (e.g. if the deed of the subject property lists an LLC/trust as owner, this is document is required.)

Please list any other additional attachments:

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ADU Rezoning Application Page 4 of 4

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
RJC Residential Trust	1450 N Olive St Denver, CO 80220 rglorso@gmail.com	100%	<i>RJ glorso</i>	01/28/2022	B	YES

Brennan Development Services, Inc.

City and County of Denver
Community Planning and Development
Planning Services
Via Email: rezoning@denvergov.org

Date: 01/28/2022

Sayre Brennan, AICP, PMP, REALTOR
Brennan Development Services, Inc.
sayrebb@gmail.com
1+ 720.347.2542

RE: Written Narrative for ADU Zone Map Amendment - 1450 Olive St.

Good afternoon,

My name is Sayre Brennan and I represent the property owner who is requesting the proposed rezoning for the property located at 1450 Olive St., Denver, CO 80220. We are requesting to rezone the subject property from E-SU-Dx to E-SU-D1x in order to:

1. align with the City Council's adopted citywide plans Comp. Plan 2040 (2019), Blueprint Denver (2019) and NPI's East Area Plan (2020), and
2. expand the permitted uses under E-SU-D1x to eventually allow for an Accessory Dwelling Unit (ADU).

I met with CPD – Planning Services staff, Maria Francisca Peñafiel, on 01/27/2022 to review staff's findings for the required Pre-Application meeting. Based on staff's input and our own research, we are seeking to move forward with the proposed rezoning based on the following justifying circumstances:

Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:

- **a. Changed or changing conditions in a particular area, or in the city generally.**
 - On a macro level, Denver was “one of just 14 cities nationwide to add more than 100,000 new residents between 2010 and 2020. The city's population grew about 20% in the last decade, adding about 115,000 new residents to bring the population to 715,000” (Bradbury, 2021). Additionally, Denver's housing market inventory has hit an all-time low (McKee, 2022). This rezoning would allow the owner, and future owners, to add more cost-effective units at a micro-level.
 - On a micro level, Councilwoman Sawyer recently passed a legislative rezoning that rezoned the surrounding blocks to E-SU-D1x. While the subject property was not included in that rezoning, we feel confident the property in question is very similar to those rezoned.

In conclusion, the subject property's proximity to E Colfax Ave. (and the changes that have occurred there, e.g., RTD's transit stops, New Projects) and Council's neighboring legislative rezoning, we feel confident that conditions have changed in this area and the city in general.

Brennan Development Services, Inc.

- b. **A City adopted plan:**
 - Comprehensive Plan 2040, Blueprint Denver and the newly adopted East Ara Plan all provide plan support and language that strengthens the case for a rezoning to allow for an ADU at the subject site.

Public Outreach Narrative:

On the afternoon of 01/27/2022, I contacted the following organizations by and through email. Documentation of those emails are attached to this application and a list of those organization is provided below.

- *Denver City Council:*
 - Councilwoman Amanda Sawyer (District 5).
 - Councilwoman Robin Kniech (At-Large).
 - Councilwoman Debbie Ortega (At-Large).
- *City and County of Denver – CPD – Development Services:*
 - Residential Permitting team at ResidentialPermits@denvergov.org
- *Register Neighborhood Organizations:*
 - INC
 - Historic Montclair Community Association, Inc.
 - Denver For ALL.

To date, we have not received a response from the organizations above, but we will continue to work with them when necessary.

References:

Bradbury, S., & Burness, A. (2021, August 13). *A growing, more diverse Colorado: 9 key takeaways from new census data*. The Denver Post. <https://www.denverpost.com/2021/08/13/colorado-census-data-population-growth/#:~:text=Denver%20added%20more%20than%2015%2C000,bring%20the%20population%20to%2015%2C000>.

McKee, B. S. (2022, January 5). *Denver housing market inventory hits all-time low, 11,175 fewer homes available for purchase than norm*. OutThere Colorado. https://www.outtherecolorado.com/news/denver-housing-market-inventory-hits-all-time-low-11-175-fewer-homes-available-for-purchase/article_14986aac-6e5d-11ec-8ac2-e7c0d455a134.html#:~:text=When%20the%20pandemic%20hit%2C%20another,2%2C541%20available%20a%20year%20prior

Brennan Development Services, Inc.

Attachments

Required Attachments:

- Accessory Dwelling Unit Zone Map Amendment (Rezoning) – Application.
- Legal Description of the subject property.
- Proof of Ownership – Special Warranty Deed.

Additional Attachments:

- Written Authorization to Represent Property Owner.
- Individual Authorization to Sign on Behalf of a Corporate Entity – Statement of Authority.
- Email Correspondence
 - Denver City Council
 - City and County of Denver – CPD – Development Services – Residential Team
 - RNOs



2019041562

Page: 1 of 1

04/05/2019 02:47 PM
City & County of Denver
Electronically Recorded

R \$13.00

WD

D \$35.50

SPECIAL WARRANTY DEED

THIS DEED, Made this 4th day of April, 2019 between

Jean Arsenault

of the City and County of Denver and State of COLORADO, grantor(s), and

RJC Residential Trust dated March 15th, 2019

whose legal address is 1450 Olive Street, Denver, CO 80220

the City and County of Denver, State of Colorado, grantee(s):

WITNESS, That the grantor(s), for and in consideration of the sum of Three Hundred Fifty-Five Thousand Dollars and No/100's (\$355,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the City and County of Denver, State of COLORADO, described as follows:

Lot 5, Except the East 8 feet, Block 27, Montclair,
City and County of Denver, State of Colorado.

Doc Fee
\$ 35.50

also known by street and number as 1450 Olive Street, Denver, CO 80220-2943

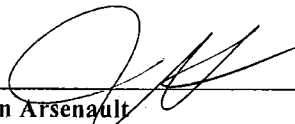
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), his heirs, and assigns forever. The grantor(s), for himself, his heirs and personal representatives or successors, does covenant and agree that he shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), his heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

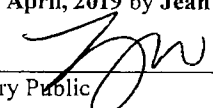
IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

SELLER:

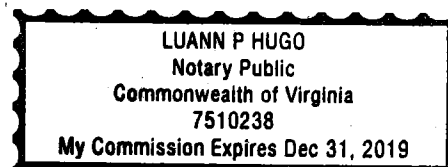

Jean Arsenault

STATE OF : Virginia } ss:
COUNTY OF : Arlington

The foregoing instrument was acknowledged before me this 4th day of April, 2019 by Jean Arsenault


Notary Public

Witness my hand and official seal.

My Commission expires: 12/31/2019

From:
RJC Residential Trust dated March 15, 2019
Roosevelt James Carmine Glorso, trustee
700 Colorado Blvd #187
Denver CO 80206

To
Ms. Fran Peñafiel, Planning Services
Community Planning and Development
201 West Colfax Avenue
Denver CO 80202

Date: 28 January 2022

Subject: Authorization Letter

Dear Ms. Peñafiel:

I, Roosevelt James Carmine Glorso aka RJ Carmine Glorso as sole trustee for the RJC Residential Trust dated March 15, 2019, hereby authorize my agent, **Sayre Brennan and Brennan Development Services Inc.**, to conduct all activities regarding my rezoning application for **1450 Olive St Denver CO 80206** and fill the forms and sign all the documents on my behalf. I grant him permission to claim my check and all documents related to the land from your office on my behalf. The scope of this authorization letter includes identity proofs for identification purposes.

This letter of authorization will be in effect from 01 January 2022 to 01 January 2023. If you have any questions, feel free to contact me for any further clarification needed.

Sincerely,



Roosevelt James Carmine Glorso, Trustee

STATEMENT OF AUTHORITY

The following Revocable Trust Agreement ("Trust"), formed under the laws of the State of Colorado, is the subject of this Statement:

RJC Residential Trust Dated March 15, 2019.

1. The Trust is a revocable trust agreement in existence and created under the laws of the State of Colorado. The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained herein to be incorrect.
2. The Trustee is Roosevelt James Carmine Glorso, whose mailing address is

RJC Residential Trust
700 Colorado Blvd. #187
Denver, CO 80206
3. The Trustee of the Trust, as sole trustee, has the authority to sign or otherwise authenticate according to all the powers required to purchase, convey, encumber, or otherwise affect title to real property.

Dated March 15, 2019.



Roosevelt James Carmine Glorso, Trustee

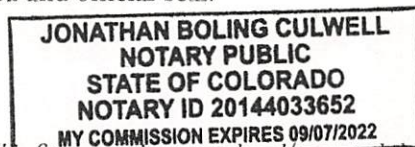
STATE OF COLORADO)

CITY AND COUNTY OF DENVER)

) ss.
)

The foregoing Certificate of Trust was subscribed and sworn to before me on March 15, 2019, by Roosevelt James Carmine Glorso, as Trustee of the RJC Residential Trust.

Witness my hand and official seal.




Notary Public

This Statement is executed and/or recorded pursuant to the provisions of C.R.S. 38-30-172.

STATEMENT OF AUTHORITY
RJC RESIDENTIAL TRUST DATED MARCH 15, 2019

CERTIFICATE OF TRUST

The following Revocable Trust Agreement ("Trust"), formed under the laws of the State of Colorado, is the subject of this Statement: **RJC Residential Trust Dated March 15, 2019.**

1. The Trust is a revocable trust agreement in existence and created under the laws of the State of Colorado on March 15, 2019. The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained herein to be incorrect.

b) The Settlor is Roosevelt James Carmine Glorso.

c) The Trustee is Roosevelt James Carmine Glorso, whose mailing address is

**RJC Residential Trust
700 Colorado Blvd. #187
Denver, CO 80206**

d) The Trustee of the Trust, as sole trustee, has the authority to sign or otherwise authenticate according to all the powers set forth below:

- a. To purchase, hold, retain, encumber, or otherwise affect title to real property;
- b. To administer the trust estate, specifically, to hold, retain, invest, reinvest, and manage real property without limitation by statute or rule of law;
- c. To employ attorneys, accountants, investment advisors, custodians of trust property, and other agents or assistants as deemed advisable; and
- d. To exercise those powers set forth in the Colorado Fiduciary Powers Act, as amended.

5. The Trust is revocable by the Settlor, Roosevelt James Carmine Glorso, if done in writing.

6. The signatory to this Certificate of Trust is the current-acting Trustee of the Trust and declare that the foregoing statements are true and correct, under penalty of perjury.

Dated March 15, 2019.



Roosevelt James Carmine Glorso, Trustee

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing Certificate of Trust was subscribed and sworn to before me on March 15, 2019, by Roosevelt James Carmine Glorso, as Trustee of the RJC Residential Trust.

Witness my hand and official seal.


Notary Public

This Statement is executed and/or recorded pursuant to the provisions of C.R.S. 15-5-1013.

CERTIFICATE OF TRUST
RJC RESIDENTIAL TRUST DATED MARCH 15, 2019



Sayre Brennan <sayrebb@gmail.com>

Public Outreach: Rezoning 1450 N Olive St., Denver, CO 80220-2943 from E-SU-Dx to E-SU-D1x

2 messages

Sayre Brennan <sayrebb@gmail.com>

Thu, Jan 27, 2022 at 5:14 PM

To: denvercouncil5@denvergov.org, KniechAtLarge@denvergov.org, ortegaatl原因@denvergov.org

Bcc: RJ Carmine Glorso <rglorso@gmail.com>

Good morning Councilpersons,

This email serves as a notice that the property owner located at *1450 N Olive St., Denver, CO 80220-2943* is seeking to rezone their property from E-SU-Dx to E-SU-D1x. The owner is seeking the proposed rezoning in order to:

1. align with the City Council's adopted citywide plans - Comprehensive Plan 2040 (2040), Blueprint Denver (2019), and the East Area Plan (2020), and
2. eventually expand the permitted uses under the E-SU-D1x zone district to allow for an Accessory Dwelling Unit (ADU).

After completing the required pre-application review with Community Planning and Development (CPD) staff today (01/27/2022), we feel confident that our rezoning request meets the zoning map amendment requirements as outlined in the Denver Zoning Code and will be moving forward with the rezoning processes. Therefore, we wanted to reach out to you.

As a certified city planner (and former CPD staff member), the owner and I strongly believe in stakeholder input, so in addition to reaching out to you, the owner and I will also be reaching out to the following parties:

1. Registered Neighborhood Organizations (RNO's):
 1. INC.
 2. Historic Montclair Community Association, Inc.
 3. Denver For ALL.
2. adjoining neighbors, and
3. any other interested parties not identified above that you would like to suggest.

I know that you cannot discuss the merits of the proposed rezoning. However, we would be happy to take any input you may have about the proposed rezoning. If you have any questions or comments for me, my contact information is listed below. Thank you for your time, consideration, and public service.

Best regards,

--

Sayre B. Brennan, AICP, PMP, REALTOR®

Cell: 1+ 720.347.2542

Email: sayrebb@gmail.com

License No.: FA.100089147

[KELLER WILLIAMS DTC](#)

6300 S SYRACUSE WAY STE 150

CENTENNIAL, CO 80111-6786

[Facebook](#)[Instagram](#)[LinkedIn](#)

Sayre Brennan <sayrebb@gmail.com>
2022I-00016

Thu, Jan 27, 2022 at 5:16 PM



Sayre Brennan <sayrebb@gmail.com>

CPD Staff Outreach: Rezoning 1450 N Olive St., Denver, CO 80220-2943 from E-SU-Dx to E-SU-D1x

1 message

Sayre Brennan <sayrebb@gmail.com>

Thu, Jan 27, 2022 at 5:14 PM

To: ResidentialPermits@denvergov.org

Bcc: RJ Carmine Glorso <rglorso@gmail.com>

Good morning,

This email serves as a notice that the property owner located at *1450 N Olive St., Denver, CO 80220-2943* is seeking to rezone their property from E-SU-Dx to E-SU-D1x. After completing the required rezoning pre-application review with Community Planning and Development (CPD) - Planning Services staff today (01/27/2022), we feel confident that our rezoning request meets the applicable zoning map amendment requirements as outlined in the Denver Zoning Code. Therefore, we wanted to reach out to you and determine the future constructability of an ADU under the proposed E-SU-D1x zone district.

While the owner is not looking for a concurrent building permit review to coincide with the proposed rezoning, we did want to reach out to you because it was implied/suggested by CPD - Planning Services staff and the rezoning application. Additionally, we wanted to better understand the site development requirements for an ADU under the proposed E-SU-D1x zone district.

If you have any questions for me, have any pertinent information for me, or would like for me to attend a pre-application meeting on behalf of the owner, my contact information is listed below. Thank you for your time and consideration.

Best regards,

--

Sayre B. Brennan, AICP, PMP, REALTOR®

Cell: 1+ 720.347.2542

Email: sayrebb@gmail.com

License No.: FA.100089147

[KELLER WILLIAMS DTC](#)

6300 S SYRACUSE WAY STE 150

CENTENNIAL, CO 80111-6786

[Facebook](#)[Instagram](#)[LinkedIn](#)



Sayre Brennan <sayrebb@gmail.com>

Public Outreach: Rezoning 1450 N Olive St., Denver, CO 80220-2943 from E-SU-Dx to E-SU-D1x

1 message

Sayre Brennan <sayrebb@gmail.com>

Thu, Jan 27, 2022 at 5:14 PM

To: president@denverinc.org, excomm@denverinc.org, baxterj.jb15@gmail.com, caroshea@msn.com, info@denver4all.org, president@denver4all.org
 Bcc: RJ Carmine Glorso <rglorso@gmail.com>

Hello,

This email serves as a notice that the property owner located at *1450 N Olive St., Denver, CO 80220-2943* is seeking to rezone their property from E-SU-Dx to E-SU-D1x. The property owner is seeking this rezoning in order to:

1. align with the City Council's adopted citywide plans Comp. Plan 2040 (2019), Blueprint Denver (2019) and NPI's East Area Plan (2020), and
2. expand the permitted uses under E-SU-D1x to eventually allow for an Accessory Dwelling Unit (ADU).

After completing the required pre-application review with Community Planning and Development (CPD) staff today (01/27/2022), we feel confident that our rezoning request meets the applicable zoning map amendment requirements as outlined in the Denver Zoning Code. Therefore, we wanted to reach out to you, our neighborhood RNOs. Please note that the proposed zone district of E-SU-D1x is very similar to the current zone district of E-SU-Dx. However, the E-SU-D1x would allow an ADU as an approved use on the property.

Please note that a rezoning approval is not the same as an approval for permitting and building an ADU. The permitting and building of an ADU would potentially occur *after* the rezoning and the owner is not seeking to build an ADU in the immediate future.

As the owner's representative, I will be discussing this proposed rezoning with the following stakeholders:

1. Registered Neighborhood Organizations (RNO's)
 1. INC.
 2. Historic Montclair Community Association, Inc.
 3. Denver For ALL.
2. City Councilperson Amanda Sawyer who represents City Council District 5,
3. At-large City Council members (Councilpersons Kniech and Ortega),
4. adjoining neighbors, and
5. any other interested parties not identified above that you would like to suggest.

We look forward to engaging you on this rezoning and if possible, **request a letter of support from your RNO to coincide with our rezoning application**. If you have any questions for me, would like more information, or would like for me to attend one of your RNO meetings to discuss the proposed rezoning further, my contact information is listed below.

Best regards,

--

Sayre B. Brennan, AICP, PMP, REALTOR®

Cell: 1+ 720.347.2542

Email: sayrebb@gmail.com

License No.: FA.100089147

KELLER WILLIAMS DTC

6300 S SYRACUSE WAY STE 150

CENTENNIAL, CO 80111-6786

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2022I-00016