

Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Hana Elina LLC / Hana Eng
Address	2356 59th St & 2581 S High St
City, State, Zip	Denver CO
Telephone	720 593 0555
Email	Brett.Mosley@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(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Representative Name	
Address	
City, State, Zip	
Telephone	
Email	
**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	

SUBJECT PROPERTY INFORMATION	
Location (address):	2356 59th St 2581 S High St
Assessor's Parcel Numbers:	0526501008000 / 0526618027000
Area in Acres or Square Feet:	6250sf / 6250sf
Current Zone District(s):	E-SU-0 / E-SU-DX

PROPOSAL	
Proposed Zone District:	E-SU-D1 / E-SU-D1X

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>May 9, 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>email + phone + meeting 5/19</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): _____</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>

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

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:

- a. Changed or changing conditions in a particular area, or in the city generally; or,
- b. A City adopted plan; or
- c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.

The proposed map amendment application identifies the adoption of *Blueprint Denver* as the Justifying Circumstance. As discussed above, *Blueprint Denver* 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.

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.

The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed E-54-D1 / E-54-D1X Zone District.

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)
- 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:

Ownership proof.
Narrative on property + outreach.
Letters of support

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)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
<i>Hana Elma, LLC</i> <i>Hana Eng, LLC</i> <i>Brett Mosley</i>	<i>2386 S Gilpin St</i> <i>Denver CO</i> <i>2581 S High St</i> <i>Denver CO</i>	<i>100%</i> <i>100%</i>	<i>[Signature]</i> <i>[Signature]</i>	<i>5/10/22</i> <i>5/10/22</i>	<i>A</i> <i>A</i>	<i>NO</i> <i>NO</i>

2581 S HIGH ST

Owner	HANA EHA LLC 1479 S WASHINGTON ST DENVER, CO 80210-2242
Schedule Number	05266-18-027-000
Legal Description	L 27 & 28 BLK 63 EVANSTON 3RD FLG
Property Type	SFR Grade C
Tax District	DENVER

Print Summary

Property Description			
Style:	13: 1 STORY	Building Sqr. Foot:	1099
Bedrooms:	3	Baths Full/Half:	3/0
Effective Year Built:	1962	Basement/Finish:	1099/999
Lot Size:	6,250	Zoned As:	E-SU-DX

Note: Valuation zoning may be different from City's new zoning code.

Current Year			
	Actual	Assessed	Exempt
Land		\$374,800	\$26,050 \$0
Improvements		\$193,200	\$13,430
Total		\$568,000	\$39,480

Prior Year			
	Actual	Assessed	Exempt
Land		\$374,800	\$26,800 \$0
Improvements		\$193,200	\$13,810
Total		\$568,000	\$40,610

Real Estates Property Taxes for current tax year

System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy * **74.618** *

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid	2/15/2022		
Original Tax Levy	\$1,515.13	\$1,515.13	\$3,030.26
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$1,515.13	\$0.00	\$1,515.13
Due	\$0.00	\$1,515.13	\$1,515.13

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N		
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$2,901.76**

Assessed Value for the current tax year

Assessed Land	\$26,800.00	Assessed Improvements	\$13,810.00
Exemption	\$0.00	Total Assessed Value	\$40,610.00

2581 S HIGH ST

Owner	HANA EHA LLC 1479 S WASHINGTON ST DENVER, CO 80210-2242
Schedule Number	05266-18-027-000
Legal Description	L 27 & 28 BLK 63 EVANSTON 3RD FLG
Property Type	SFR Grade C
Tax District	DENVER

Chain Of Title Records

Reception Number	2014083962
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Reception Date	7/15/2014
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Instrument	QC
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Sale Date	7/7/2014
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Sale Price	\$10
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Grantor	MOSLEY,BRETT M
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Grantee	HANA EHA LLC
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Reception Number	2013162815
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Reception Date	11/12/2013
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Instrument	WD
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Sale Date	11/11/2013
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Sale Price	\$381,000
Grantor	NAZARRO,BRION H
Grantee	MOSLEY,BRETT M
Reception Number	2004128259
Reception Date	6/16/2004
Instrument	WD
Sale Date	5/25/2004
Sale Price	\$285,000
Grantor	TMA FAMILY LP
Grantee	NAZARRO,BRION H
Reception Number	0000193248
Reception Date	9/12/2003
Instrument	WD
Sale Date	1/31/2003
Sale Price	\$10
Grantor	ANDERSON,THOMAS M
Grantee	TMA FAMILY LP
Reception Number	0000197986
Reception Date	10/23/2002
Instrument	WD
Sale Date	9/19/2002

2022i-00090

May 24, 2022 \$1,000 PD CC

Sale Price	\$10
Grantor	BRANCH INVESTMENTS LLP
Grantee	ANDERSON, THOMAS M
Reception Number	0000002205
Reception Date	1/6/2000
Instrument	WD
Sale Date	12/22/1999
Sale Price	\$186,000
Grantor	JOHNSON, THOMAS & DOROTHY E
Grantee	BRANCH INVESTMENTS LLP

2356 S GILPIN ST

Owner	HANA ELIMA LLC 1479 S WASHINGTON ST DENVER, CO 80210-2242
Schedule Number	05265-01-008-000
Legal Description	EVANSTON SECOND FLG B38 L14 & 15
Property Type	SFR Grade C
Tax District	DENVER

Chain Of Title Records

Reception Number	2020192536
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Reception Date	11/17/2020
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Instrument	SW
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Sale Date	11/16/2020
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Sale Price	\$545,000
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Grantor	KOTT,ADAM
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Grantee	HANA ELIMA LLC
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Reception Number	2013110191
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Reception Date	7/29/2013
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Instrument	WD
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Sale Date	7/26/2013
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Sale Price	\$325,000
Grantor	ANDRUS,ASHLEY E &
Grantee	KOTT,ADAM
Reception Number	2004147903
Reception Date	7/13/2004
Instrument	WD
Sale Date	6/24/2004
Sale Price	\$250,000
Grantor	CRIPPS,LOUIS DEAN &
Grantee	ANDRUS,ASHLEY E &
Reception Number	0000136031
Reception Date	9/2/1994
Instrument	QC
Sale Date	8/26/1994
Sale Price	\$1
Grantor	RODDY,SANDRA L
Grantee	CRIPPS,LOUIS DEAN &
Reception Number	0000085393
Reception Date	9/14/1989
Instrument	QC
Sale Date	9/14/1989
2022i-00090	

Sale Price	\$0
Grantor	RODDY,MICHAEL J & SANDRA L
Grantee	RODDY,SANDRA L

2356 S GILPIN ST

Owner	HANA ELIMA LLC 1479 S WASHINGTON ST DENVER, CO 80210-2242
Schedule Number	05265-01-008-000
Legal Description	EVANSTON SECOND FLG B38 L14 & 15
Property Type	SFR Grade C
Tax District	DENVER

Print Summary

Property Description			
Style:	13: 1 STORY	Building Sqr. Foot:	762
Bedrooms:	2	Baths Full/Half:	2/0
Effective Year Built:	1930	Basement/Finish:	660/627
Lot Size:	6,250	Zoned As:	E-SU-D

Note: Valuation zoning may be different from City's new zoning code.

Current Year			
	Actual	Assessed	Exempt
Land		\$374,800	\$26,050 \$0
Improvements		\$114,000	\$7,920
Total		\$488,800	\$33,970

Prior Year			
	Actual	Assessed	Exempt
Land		\$374,800	\$26,800 \$0
Improvements		\$114,000	\$8,150
Total		\$488,800	\$34,950

Real Estates Property Taxes for current tax year

System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy * **74.618** *

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid	2/15/2022		
Original Tax Levy	\$1,303.95	\$1,303.95	\$2,607.90
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$1,303.95	\$0.00	\$1,303.95
Due	\$0.00	\$1,303.95	\$1,303.95

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N		
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$2,498.88**

Assessed Value for the current tax year

Assessed Land	\$26,800.00	Assessed Improvements	\$8,150.00
Exemption	\$0.00	Total Assessed Value	\$34,950.00

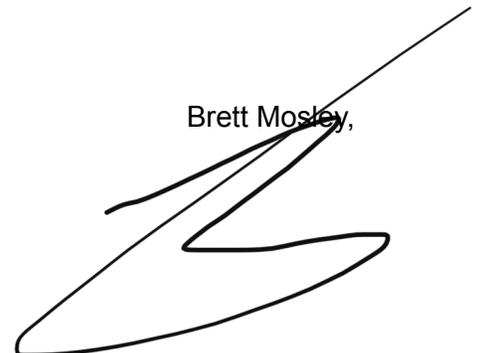
June 6th, 2022

To Whom It May Concern,

I, Brett Mosley, the sole member and authorized signer and owner and representative of Hana Elima, LLC, a Colorado limited liability company dba, Hana Elima, LLC, the owner of real property at 2356 S Gilpin St, Denver, CO 80210, hereby authorizes myself Brett Mosley to submit all applications, sign, represent and anything needed to apply for a zone map amendment and rezoning of the property at 2356 S Gilpin St with the City and County of Denver.

I, Brett Mosley, the sole member and authorized signer and owner and representative of Hana Elima, LLC, a Colorado limited liability company dba, Hana Elima, LLC, the owner of real property at 2356 S Gilpin St, Denver, CO 80210, are fully aware of the rezoning application being submitted, the actions being initiated regarding the property, and authorize myself to secure, receive or effectuate the rezoning application, including without limitation representing Hana Elima, LLC in front of the the City and County of Denver in connection with the rezoning application. Owner understand that the rezoning application must be found to be complete by the City and County of Denver, before the request can be officially accepted and the review process initiated. By this acknowledging, the owner certifies that the above information is true and correct.

Brett Mosley,

A handwritten signature in black ink, appearing to read "Brett Mosley", written over the printed name.

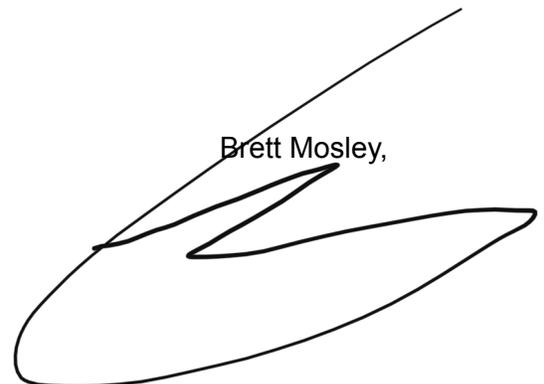
June 6th, 2022

To Whom It May Concern,

I, Brett Mosley, the sole member and authorized signer and owner and representative of Hana Eha, LLC, a Colorado limited liability company dba, Hana Eha, LLC, the owner of real property at 2581 S High St, Denver, CO 80210, hereby authorizes myself Brett Mosley to submit all applications, sign, represent and anything needed to apply for a zone map amendment and rezoning of the property at 2581 S High St with the City and County of Denver.

I, Brett Mosley, the sole member and authorized signer and owner and representative of Hana Eha, LLC, a Colorado limited liability company dba, Hana Eha, LLC, the owner of real property at 2581 S High St, Denver, CO 80210, are fully aware of the rezoning application being submitted, the actions being initiated regarding the property, and authorize myself to secure, receive or effectuate the rezoning application, including without limitation representing Hana Eha, LLC in front of the the City and County of Denver in connection with the rezoning application. Owner understand that the rezoning application must be found to be complete by the City and County of Denver, before the request can be officially accepted and the review process initiated. By this acknowledging, the owner certifies that the above information is true and correct.

Brett Mosley,

A large, stylized handwritten signature in black ink, appearing to be 'Brett Mosley', written over the printed name.

Written Project Narrative

I plan to construct a detached ADU at 2356 S Gilpin St and 2581 S High St. Each property falls within the zoning standards under the proposed zoning districts. I am looking to rezone my properties from E-SU-D/E-SU-Dx to E-SU-D1/E-SU-D1x.

The City of Denver has a housing shortage and I intend for these ADUs to help in alleviating the issue. The ADUs will complement the existing housing in the neighborhood and both have alley access.

Outreach

I have called, emailed and set up a meeting with the District 6 Councilman Paul Kashmann to meet at the properties on 5/19. I have sent an email to all appropriate RNOs (INC and University Neighbors) on 5/11 and am in the process of getting letters of support from the community that I will provide once I get them.

Erica Pollack
1457 South Washington St.
Denver, CO 80210

May 12, 2022

To Whom It May Concern,

I have lived in Denver for 8 years. I am very invested in the community and take pride in home ownership. I personally live in the Platt Park neighborhood, just 5 minutes away from the properties in question. I am in full support of Brett Mosley building an ADU at 2581 S High St and 2356 S Gilpin St as it will help create housing opportunities and improve the community. I can be reached at 917-653-7493 or ericapollack@gmail.com to add a voice to this letter at any time. On a side note, I have seen the work Brett Mosley has done with his development company and know that he will build a high-quality and well designed structure that will fit into the fabric of the neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Erica Pollack', written in a cursive style.

Erica Pollack



Brett Mosley <brettmosley@gmail.com>

Letter of Support

2 messages

Laura Davidson <laura@coloradoandcompany.com>
To: Brett M Mosley <brettmosley@gmail.com>

Tue, May 17, 2022 at 3:29 PM

To Whom It May Concern,

I have been a proud Denver resident for 13 years, and have lived in several different central neighborhoods. I have been renting a home from Brett for two years in Platt Park. I am so very fortunate to get to live in an absolutely stunning home in an amazing part of town, at a price that is reasonably affordable. Brett's work is meticulous, beautiful, and of strong construction. He takes great pride of ownership and is a diligent property owner, and seeks to add to the neighborhood.

I also assisted Brett in leasing his new townhomes at 3354 S. Washington St., and was impressed by the clever use of space between units to allow more sunlight, and beautiful finishes throughout.

I completely support Brett's work. I am an individual with a love and fascination of Denver architecture and history, which speaks to my confidence in his ability to create housing opportunities that align with preserving the character and community of the neighborhood. I trust Brett's ability to add lovely new homes in an increasingly unaffordable housing market, particularly in central Denver, in which housing is already so tight. I feel strongly that he will continue to maintain and improve the aesthetic of the neighborhood, as well as provide more housing opportunities.

Thank you!

Laura Davidson
Broker Associate, REALTOR®, PSA
Colorado & Company Real Estate

859-806-8560 (mobile)
[1633 Fillmore St. Suite 408](#)
[Denver, CO 80206](#)

All parties are advised to review Colorado Real Estate Commission Form DD25-5-09, Definitions of Working Relationships [CLICK HERE](#) . Parties to any real estate transaction may seek legal counsel at any time. Potential buyers and tenants should contact local law enforcement if the presence of a registered sex offender is a matter of concern. Potential buyers and tenants are advised that advertised property terms and property availability to a particular tenant can change due to many factors including owners' discretion, tenant creditworthiness and tenant background check. All transactions are subject to final lease or contract terms as negotiated by the parties.

*** Warning: Cybercrime and wire fraud is increasingly common. Never send sensitive financial or personal information electronically, via email (unless encrypted), text message or social media message. Always confirm wire transfer information in person or via personal telephone call to a trusted, independently verified phone number.*

Brett M Mosley <brettmosley@gmail.com>
To: Laura Davidson <laura@coloradoandcompany.com>

Wed, May 18, 2022 at 8:14 AM

Thank you!!!
2022i-00090

May 24, 2022 \$1,000 PD CC

Best Regards,

Brett M Mosley
720.593.0555

[Quoted text hidden]

From: [Austin Fite](#)
To: [Rezoning - CPD](#)
Subject: [EXTERNAL] Comments on Proposed Rezoning - 2356 S Gilpin Street, Denver, CO 80210
Date: Wednesday, July 6, 2022 12:21:37 PM

Hello and to whom it may concern,

I would like to submit the comments below related to the proposed rezoning for 2356 S Gilpin Street, Denver, CO 80210.

After reviewing the Accessory Dwelling Unit Zone Map Amending (Rezoning) - Application submitted by Brett Mosley, I have the following concerns:

1. It does not appear that Mr. Mosley has reached out to any actual residents in the immediate vicinity of subject location, rather he has garnered support from individuals who will not be directly impacted by the proposed rezoning and who live in other neighborhoods.
2. The project narrative, specifically the construction of the ADU, would negatively impact and inconvenience the existing residents.
3. Furthermore, there is a shortage of affordable housing in Denver, not a general housing shortage so I do not see how the construction of the ADU would address affordable housing, nor is that even mentioned in the application.
4. The proposed re-zoning would increase lighting, noise, and traffic on S Gilpin street as well as decrease the already limited parking available.
5. Lastly, the application and related documentation does not show or explain how there has been a change in condition from the time of the original zoning to now.

Thank you,
Austin Fite

Planning Board Comments



Submission date: 19 July 2022, 9:55AM
Receipt number: 245
Related form version: 2

Your information

Name	Aaron Like
Address or neighborhood	Neighbors to 2581 High Street
ZIP code	80210
Email	aaron.like27@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	2581 High Street
Case number	2022I-00090

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

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

Your comment:

Hello and to whom it may concern,

As immediate neighbors to this location, I would like to submit the comments below related to the proposed rezoning for 2581 S High Street, Denver, CO 80210.

After reviewing the Accessory Dwelling Unit Zone Map Amending (Rezoning) - Application submitted by Brett Mosley, I have the following concerns:

1. The current tenants of 2581 S. High Street are University of Denver students and are affiliated with the Sigma Chi fraternity. We would like to know if Mr. Mosley is planning to add the ADU (Accessory Dwelling Unit) to house more fraternity members. Adding more fraternity students to his location (in addition to those living in the main house) could create an environment uncondusive to residential neighborhood living.
2. The upkeep of the property (2581 S. High Street) is a concern of ours as immediate neighbors. Routinely, the back yard space and front area (gravel) has trash scattered throughout the property. We have a concern with general upkeep if additional individuals will be living at the property in the ADU.
3. The proposed re-zoning would increase traffic on S High street as well as decrease the already limited parking available. As neighbors to 2581 S. High Street, we have issues finding street parking due to the amount of vehicles parked on the street. Consistently, we have vehicles parked in front of our house making it difficult to find immediate parking. Adding this ADU would cause more parking issues as it would add to the number of vehicles on the street.
4. With the ADU, it would increase lighting and noise within the neighborhood. This is already a consistently noisy location due to their fraternity affiliation with DU. We have concerns that adding this ADU would increase the amount of noise and serve as a prime location for events, parties, etc.

Thank you,

Aaron Like

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submission date: 19 July 2022, 5:57PM
Receipt number: 246
Related form version: 2

Your information

Name	Sharon wilbert
Address or neighborhood	2566 S High St
ZIP code	80210
Email	Gaiamoma@hotmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	2581 s high st
Case number	20221-00090

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

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

Strong opposition

Your comment:

I have lived on south high street since 1993. I believe this rezoning will negatively affect both the neighborhood and its residents. It was once a quiet, family friendly street. That has changed and the plan appears to favor multiple individuals with multiple cars when parking is difficult and adjacent neighbors have turned green space into gravel lots on what were lawns. If this is not affordable family friendly housing I am opposed.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

From: [Rezoning - CPD](#)
To: [Lechuga, Tony D. - CPD CE0429 City Planner Senior](#)
Subject: FW: [EXTERNAL] 2581 South High Street Rezoning
Date: Wednesday, July 20, 2022 9:57:34 AM

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

From: Mark Richardson <marked80111@gmail.com>
Sent: Sunday, July 17, 2022 12:46 PM
To: Rezoning - CPD <Rezoning@denvergov.org>
Subject: [EXTERNAL] 2581 South High Street Rezoning

To Whom It May Concern,

I own the property directly north at 2565 South High Street and I have several comments.

I am not sure exactly what is being proposed because my understanding of the new requested E-SU-D1X it could be 1.5 - 2 stories high with a set back of 5 feet from my fence line. I also don't know the square footage being requested or have seen any proposed drawings. As of right now, I believe there are five unrelated college students occupying the property and they entertain quite a bit of the time. There have been parties with as many as 50-60 people in the backyard. And yes the police were called but never responded. There have been several incidents where college students have tried to enter my house thinking it was 2581 and peering into my windows. I am not comfortable with the fact that even more residents will be occupying the premise and therefore I am against the proposed rezoning. I believe that the city ordinance only allows for three unrelated people and if that is correct, I request someone from code enforcement to follow up with this complaint.

If this rezoning is approved, then I request at the very minimum that a six foot fence be installed along our shared backyard property line as a requirement of the rezoning approval.

Sincerely,

Mark Richardson

Sent from my iPad