

2670 Niagara Street

Project Outreach Process

We have been living at this address as our primary residence since 2012 and in that time have gotten to know many of our neighbors on our street as well as our neighbors across the shared alley.

Our outreach process was informal to start and then became ordered and formal focusing on our neighbors, then expanding to the neighborhood and eventually to the neighborhood organization and our Council representative.

As noted above, we started our outreach informally. Roughly a year ago, we began by talking to our immediate adjacent neighbors, asking what they thought about the idea and if they had any concerns and input. With the input of our immediate neighbors, we expanded the informal conversations to include more neighbors across the street and down the block. We found the neighbors to be generally supportive of the idea of an ADU.

The next step in our outreach process was to begin the formal portion by contact Community Planning and Development. We scheduled the initial pre-application meeting on 1/25/23 and received a great deal of helpful information including contacts for the Registered Neighborhood Organizations (RNO) and our City Council representative. We conducted a subsequent follow-up pre-application meeting on 11/1/23 as an update as over six months had lapsed since the first meeting.

Our first formal point of contact was with Councilwoman Shontel Lewis via e-mail and a subsequent video conference call. We discussed the informal conversations with our neighbors and our plans for contacting the RNO's. We promised to keep her up to date with the conversations with the RNO's and have subsequently provide e-mail updates regarding the neighbors and the RNO's. We have attached copies of the e-mails with Councilwoman Lewis.

With this formal application we will no longer be sending e-mail updates to Councilwoman Lewis.

Our second formal outreach was to the RNO's . We had contacted the East Denver Residents Council, Greater Park Hill Community, Inc. and

InterNeighborhood Cooperation. We subsequently set-up video conference calls to introduce the project and the intention to seek an ADU rezoning of the property. Our discussions with the RNO's were productive and informative. We have provided copies of the e-mails with the RNO's

Lastly, we circled back to our neighbors. We visited with them individually to update them on our progress and to request their signature on a letter of support in favor of the ADU Rezoning. We have attached copies of the sixteen (16) letters of support from our neighbors to this application.

We look forward to discussing our project and answering any questions you may have.

Neighborhood Support Letter Proposed E-SU-D1X Zoning Map Revision

2670 Niagara Street, Denver, CO

In 2012, my wife and I purchased our home here at 2670 Niagara Street and we have lived here the last ten years. We have made lifelong friends of our neighbors and enjoy every aspect of our neighborhood.

We have found we have out grown our home and cannot imagine selling and moving. As such, we would like to change the zoning to allow for on our property to allow for an accessory dwelling unit to be built above a new garage along the alley. The change would be from the current E-SU-D1 to the E-SU-D1X zone district will allow for the accessory dwelling unit.

In order to make this change, we are applying for rezoning to the E-SU-D1X zone district and we are asking for your support of the rezoning. Please sign and return this letter.

Thank you!

Chanda and Josh Krueger (303-356-5077)

I support the E-SU-DX1 rezoning application for 2670 Niagara Street, Denver, CO 80207.

Name: Frank Wentworth

Signature: 

Date: 10/23/2023

Address: 2685 Niagara St
Denver CO 80207

E-mail: Frank.Wentworth@msn.com

Please return to:

Josh Krueger 2670 Niagara Street, Denver, CO 80207 or josh_krueger@hotmail.com

Neighborhood Support Letter Proposed E-SU-D1X Zoning Map Revision

2670 Niagara Street, Denver, CO

In 2012, my wife and I purchased our home here at 2670 Niagara Street and we have lived here the last ten years. We have made lifelong friends of our neighbors and enjoy every aspect of our neighborhood.

We have found we have out grown our home and cannot imagine selling and moving. As such, we would like to change the zoning to allow for on our property to allow for an accessory dwelling unit to be built above a new garage along the alley. The change would be from the current E-SU-D1 to the E-SU-D1X zone district will allow for the accessory dwelling unit.

In order to make this change, we are applying for rezoning to the E-SU-D1X zone district and we are asking for your support of the rezoning. Please sign and return this letter.

Thank you!

Chandra and Josh Kruger

I support the E-SU-DX1 rezoning application for 2670 Niagara Street, Denver, CO 80207.

Name: Beth Fox Williams

Signature: 

Date: 10/17/2023

Address: 2801 Newport St
Denver, CO 80207

E-mail: bethanyfoxnz@gmail.com

Please return to
Josh Kruger 2670 Niagara Street, Denver, CO 80207

Neighborhood Support Letter Proposed E-SU-D1X Zoning Map Revision

2670 Niagara Street, Denver, CO

In 2012, my wife and I purchased our home here at 2670 Niagara Street and we have lived here the last ten years. We have made lifelong friends of our neighbors and enjoy every aspect of our neighborhood.

We have found we have out grown our home and cannot imagine selling and moving. As such, we would like to change the zoning to allow for on our property to allow for an accessory dwelling unit to be built above a new garage along the alley. The change would be from the current E-SU-D1 to the E-SU-D1X zone district will allow for the accessory dwelling unit.

In order to make this change, we are applying for rezoning to the E-SU-D1X zone district and we are asking for your support of the rezoning. Please sign and return this letter.

Thank you!

Chanda and Josh Krueger (303-356-5077)

I support the E-SU-DX1 rezoning application for 2670 Niagara Street, Denver, CO 80207.

Name: Stephanie Tilk

Signature: [Signature]

Date: 10/14/23

Address: 2801 Niagara St Denver, CO 80207

E-mail: shalbath@yahoo.com

Please return to:
Josh Krueger 2670 Niagara Street, Denver, CO 80207 or josh_krueger@hotmail.com

Neighborhood Support Letter Proposed E-SU-D1X Zoning Map Revision

2670 Niagara Street, Denver, CO

In 2012, my wife and I purchased our home here at 2670 Niagara Street and we have lived here the last ten years. We have made lifelong friends of our neighbors and enjoy every aspect of our neighborhood.

We have found we have out grown our home and cannot imagine selling and moving. As such, we would like to change the zoning to allow for on our property to allow for an accessory dwelling unit to be built above a new garage along the alley. The change would be from the current E-SU-D1 to the E-SU-D1X zone district will allow for the accessory dwelling unit.

In order to make this change, we are applying for rezoning to the E-SU-D1X zone district and we are asking for your support of the rezoning. Please sign and return this letter.

Thank you!

Chanda and Josh Krueger (303-356-5077)

I support the E-SU-DX1 rezoning application for 2670 Niagara Street, Denver, CO 80207.

Name: MICHELLE O'MALLEY

Signature: 

Date: 10.14.23

Address: 2650 NIAGARA ST
DENVER, CO 80207

E-mail: MICHELLE L CASTANEDA @ GMAIL.COM

Please return to:
Josh Krueger 2670 Niagara Street, Denver, CO 80207 or josh_krueger@hotmail.com

Neighborhood Support Letter Proposed E-SU-D1X Zoning Map Revision

2670 Niagara Street, Denver, CO

In 2012, my wife and I purchased our home here at 2670 Niagara Street and we have lived here the last ten years. We have made lifelong friends of our neighbors and enjoy every aspect of our neighborhood.

We have found we have out grown our home and cannot imagine selling and moving. As such, we would like to change the zoning to allow for on our property to allow for an accessory dwelling unit to be built above a new garage along the alley. The change would be from the current E-SU-D1 to the E-SU-D1X zone district will allow for the accessory dwelling unit.

In order to make this change, we are applying for rezoning to the E-SU-D1X zone district and we are asking for your support of the rezoning. Please sign and return this letter.

Thank you!

Chanda and Josh Krueger (303-356-5077)

I support the E-SU-DX1 rezoning application for 2670 Niagara Street, Denver, CO 80207.

Name: RICHARD KOLEZAR

Signature: 

Date: 10.14.2023

Address: 2690 NIAGARA STREET
DENVER CO 80207

E-mail: CAMERONKOWE@gmail.com

Please return to:
Josh Krueger 2670 Niagara Street, Denver, CO 80207 or josh_krueger@hotmail.com

Neighborhood Support Letter Proposed E-SU-D1X Zoning Map Revision

2670 Niagara Street, Denver, CO

In 2012, my wife and I purchased our home here at 2670 Niagara Street and we have lived here the last ten years. We have made lifelong friends of our neighbors and enjoy every aspect of our neighborhood.

We have found we have out grown our home and cannot imagine selling and moving. As such, we would like to change the zoning to allow for on our property to allow for an accessory dwelling unit to be built above a new garage along the alley. The change would be from the current E-SU-D1 to the E-SU-D1X zone district will allow for the accessory dwelling unit.

In order to make this change, we are applying for rezoning to the E-SU-D1X zone district and we are asking for your support of the rezoning. Please sign and return this letter.

Thank you!

Chanda and Josh Krueger (303-356-5077)

I support the E-SU-DX1 rezoning application for 2670 Niagara Street, Denver, CO 80207.

Name: Michelle Kinney

Signature: 

Date: 14 Oct 2023

Address: 2675 Newport St
Denver, CO 80207

E-mail: c.michellekinney@gmail.com

Please return to:

Josh Kruger 2670 Niagara Street, Denver, CO 80207 or josh_krueger@hotmail.com

Neighborhood Support Letter Proposed E-SU-D1X Zoning Map Revision

2670 Niagara Street, Denver, CO

In 2012, my wife and I purchased our home here at 2670 Niagara Street and we have lived here the last ten years. We have made lifelong friends of our neighbors and enjoy every aspect of our neighborhood.

We have found we have out grown our home and cannot imagine selling and moving. As such, we would like to change the zoning to allow for on our property to allow for an accessory dwelling unit to be built above a new garage along the alley. The change would be from the current E-SU-D1 to the E-SU-D1X zone district will allow for the accessory dwelling unit.

In order to make this change, we are applying for rezoning to the E-SU-D1X zone district and we are asking for your support of the rezoning. Please sign and return this letter.

Thank you!

Chanda and Josh Krueger (303-356-5077)

I support the E-SU-DX1 rezoning application for 2670 Niagara Street, Denver, CO 80207.

Name: Keith Johnson

Signature: 

Date: 10-14-23

Address: 2655 Newport

E-mail: WNSKJ@outlook.com

Please return to:

Josh Kruger 2670 Niagara Street, Denver, CO 80207 or josh_krueger@hotmail.com

Neighborhood Support Letter Proposed E-SU-D1X Zoning Map Revision

2670 Niagara Street, Denver, CO

In 2012, my wife and I purchased our home here at 2670 Niagara Street and we have lived here the last ten years. We have made lifelong friends of our neighbors and enjoy every aspect of our neighborhood.

We have found we have out grown our home and cannot imagine selling and moving. As such, we would like to change the zoning to allow for on our property to allow for an accessory dwelling unit to be built above a new garage along the alley. The change would be from the current E-SU-D1 to the E-SU-D1X zone district will allow for the accessory dwelling unit.

In order to make this change, we are applying for rezoning to the E-SU-D1X zone district and we are asking for your support of the rezoning. Please sign and return this letter.

Thank you!

Chanda and Josh Krueger (303-356-5077)

I support the E-SU-DX1 rezoning application for 2670 Niagara Street, Denver, CO 80207.

Name: Pejmon Pourriahi

Signature: 

Date: 10/14/2023

Address: 2661 Newport St.
Denver, CO 80207

E-mail: ~~thepej~~ pejmonp@gmail.com

Please return to:
Josh Kruger 2670 Niagara Street, Denver, CO 80207 or josh_krueger@hotmail.com

Neighborhood Support Letter Proposed E-SU-D1X Zoning Map Revision

2670 Niagara Street, Denver, CO

In 2012, my wife and I purchased our home here at 2670 Niagara Street and we have lived here the last ten years. We have made lifelong friends of our neighbors and enjoy every aspect of our neighborhood.

We have found we have out grown our home and cannot imagine selling and moving. As such, we would like to change the zoning to allow for on our property to allow for an accessory dwelling unit to be built above a new garage along the alley. The change would be from the current E-SU-D1 to the E-SU-D1X zone district will allow for the accessory dwelling unit.

In order to make this change, we are applying for rezoning to the E-SU-D1X zone district and we are asking for your support of the rezoning. Please sign and return this letter.

Thank you!

Chanda and Josh Krueger (303-356-5077)

I support the E-SU-DX1 rezoning application for 2670 Niagara Street, Denver, CO 80207.

Name: Kevin Hatch

Signature: 

Date: 10-14-2023

Address: 2670 Niagara St
Denver, CO 80207

E-mail: denverrks@gmail.com

Please return to:

Josh Kruger 2670 Niagara Street, Denver, CO 80207 or josh_krueger@hotmail.com

Neighborhood Support Letter Proposed E-SU-D1X Zoning Map Revision

2670 Niagara Street, Denver, CO

In 2012, my wife and I purchased our home here at 2670 Niagara Street and we have lived here the last ten years. We have made lifelong friends of our neighbors and enjoy every aspect of our neighborhood.

We have found we have out grown our home and cannot imagine selling and moving. As such, we would like to change the zoning to allow for on our property to allow for an accessory dwelling unit to be built above a new garage along the alley. The change would be from the current E-SU-D1 to the E-SU-D1X zone district will allow for the accessory dwelling unit.

In order to make this change, we are applying for rezoning to the E-SU-D1X zone district and we are asking for your support of the rezoning. Please sign and return this letter.

Thank you!

Chanda and Josh Krueger (303-356-5077)

I support the E-SU-DX1 rezoning application for 2670 Niagara Street, Denver, CO 80207.

Name: Steven Coursey

Signature: 

Date: 10/13/23

Address: 2660 Niagara St. Denver, CO

E-mail: stevencoursey@yahoo.com

Please return to:
Josh Krueger 2670 Niagara Street, Denver, CO 80207 or josh_krueger@hotmail.com

Neighborhood Support Letter Proposed E-SU-D1X Zoning Map Revision

2670 Niagara Street, Denver, CO

In 2012, my wife and I purchased our home here at 2670 Niagara Street and we have lived here the last ten years. We have made lifelong friends of our neighbors and enjoy every aspect of our neighborhood.

We have found we have out grown our home and cannot imagine selling and moving. As such, we would like to change the zoning to allow for on our property to allow for an accessory dwelling unit to be built above a new garage along the alley. The change would be from the current E-SU-D1 to the E-SU-D1X zone district will allow for the accessory dwelling unit.

In order to make this change, we are applying for rezoning to the E-SU-D1X zone district and we are asking for your support of the rezoning. Please sign and return this letter.

Thank you!

Chanda and Josh Krueger (303-356-5077)

I support the E-SU-DX1 rezoning application for 2670 Niagara Street, Denver, CO 80207.

Name: Dennis McGeein

Signature: Dennis McGeein

Date: 10/13/2023

Address: 2640 Niagara St.
Denver CO 80207

E-mail: djmcgeein@gmail.com

Please return to:
Josh Krueger 2670 Niagara Street, Denver, CO 80207 or josh_krueger@hotmail.com

Neighborhood Support Letter Proposed E-SU-D1X Zoning Map Revision

2670 Niagara Street, Denver, CO

In 2012, my wife and I purchased our home here at 2670 Niagara Street and we have lived here the last ten years. We have made lifelong friends of our neighbors and enjoy every aspect of our neighborhood.

We have found we have out grown our home and cannot imagine selling and moving. As such, we would like to change the zoning to allow for on our property to allow for an accessory dwelling unit to be built above a new garage along the alley. The change would be from the current E-SU-D1 to the E-SU-D1X zone district will allow for the accessory dwelling unit.

In order to make this change, we are applying for rezoning to the E-SU-D1X zone district and we are asking for your support of the rezoning. Please sign and return this letter.

Thank you!

Chanda and Josh Krueger (303-356-5077)

I support the E-SU-DX1 rezoning application for 2670 Niagara Street, Denver, CO 80207.

Name:

Signature:

Date:

Address:

E-mail:

Please return to:

Josh Kruger 2670 Niagara Street, Denver, CO 80207 or josh_krueger@hotmail.com

Neighborhood Support Letter Proposed E-SU-D1X Zoning Map Revision

2670 Niagara Street, Denver, CO

In 2012, my wife and I purchased our home here at 2670 Niagara Street and we have lived here the last ten years. We have made lifelong friends of our neighbors and enjoy every aspect of our neighborhood.

We have found we have out grown our home and cannot imagine selling and moving. As such, we would like to change the zoning to allow for on our property to allow for an accessory dwelling unit to be built above a new garage along the alley. The change would be from the current E-SU-D1 to the E-SU-D1X zone district will allow for the accessory dwelling unit.

In order to make this change, we are applying for rezoning to the E-SU-D1X zone district and we are asking for your support of the rezoning. Please sign and return this letter.

Thank you!

Chanda and Josh Krueger (303-356-5077)

I support the E-SU-DX1 rezoning application for 2670 Niagara Street, Denver, CO 80207.

Name: Antaeus Martin

Signature: 

Date: 11/01/23

Address: 2009 Newport

E-mail:

Please return to:

Josh Kruger 2670 Niagara Street, Denver, CO 80207 or josh_krueger@hotmail.com

Neighborhood Support Letter Proposed E-SU-D1X Zoning Map Revision

2670 Niagara Street, Denver, CO

In 2012, my wife and I purchased our home here at 2670 Niagara Street and we have lived here the last ten years. We have made lifelong friends of our neighbors and enjoy every aspect of our neighborhood.

We have found we have out grown our home and cannot imagine selling and moving. As such, we would like to change the zoning to allow for on our property to allow for an accessory dwelling unit to be built above a new garage along the alley. The change would be from the current E-SU-D1 to the E-SU-D1X zone district will allow for the accessory dwelling unit.

In order to make this change, we are applying for rezoning to the E-SU-D1X zone district and we are asking for your support of the rezoning. Please sign and return this letter.

Thank you!

Chanda and Josh Krueger (303-356-5077)

I support the E-SU-DX1 rezoning application for 2670 Niagara Street, Denver, CO 80207.

Name: Robin Bresnahan

Signature: 

Date: 11/6/23

Address:

2695 Newport St. Denver, CO 80207

E-mail: bellaart.rsb@gmail.com

Please return to:

Josh Krueger 2670 Niagara Street, Denver, CO 80207 or josh_krueger@hotmail.com

Neighborhood Support Letter Proposed E-SU-D1X Zoning Map Revision

2670 Niagara Street, Denver, CO

In 2012, my wife and I purchased our home here at 2670 Niagara Street and we have lived here the last ten years. We have made lifelong friends of our neighbors and enjoy every aspect of our neighborhood.

We have found we have out grown our home and cannot imagine selling and moving. As such, we would like to change the zoning to allow for on our property to allow for an accessory dwelling unit to be built above a new garage along the alley. The change would be from the current E-SU-D1 to the E-SU-D1X zone district will allow for the accessory dwelling unit.

In order to make this change, we are applying for rezoning to the E-SU-D1X zone district and we are asking for your support of the rezoning. Please sign and return this letter.

Thank you!

Chanda and Josh Krueger (303-356-5077)

I support the E-SU-DX1 rezoning application for 2670 Niagara Street, Denver, CO 80207.

Name:

Lucille JACKSON

Signature:

Lucille Jackson

Date:

11/10/12

Address:

2680 Niagara Denver, CO 80207

E-mail:

Please return to:

Josh Krueger 2670 Niagara Street, Denver, CO 80207 or josh_krueger@hotmail.com

Neighborhood Support Letter Proposed E-SU-D1X Zoning Map Revision

2670 Niagara Street, Denver, CO

In 2012, my wife and I purchased our home here at 2670 Niagara Street and we have lived here the last ten years. We have made lifelong friends of our neighbors and enjoy every aspect of our neighborhood.

We have found we have out grown our home and cannot imagine selling and moving. As such, we would like to change the zoning to allow for on our property to allow for an accessory dwelling unit to be built above a new garage along the alley. The change would be from the current E-SU-D1 to the E-SU-D1X zone district will allow for the accessory dwelling unit.

In order to make this change, we are applying for rezoning to the E-SU-D1X zone district and we are asking for your support of the rezoning. Please sign and return this letter.

Thank you!

Chanda and Josh Krueger (303-356-5077)

I support the E-SU-D1X rezoning application for 2670 Niagara Street, Denver, CO 80207.

Name: Wilverlyn Harris

Signature: Wilverlyn Harris

Date: 11/10/2023

Address: 2687 Niagara St
Denver Co. 80207

E-mail: wilcrick55@gmail.com

Please return to:

Josh Krueger 2670 Niagara Street, Denver, CO 80207 or josh.krueger@hotmail.com

Re: Proposed ADU for 2670 Niagara

josh krueger <josh_krueger@hotmail.com>

Tue 11/7/2023 6:48 PM

To:KKH <kkhdownatown@gmail.com>

Cc:Dan Horvat <dan@horvatarch.com>

Thank you for your response! Please see responses below in red. I would be happy to answer any addition questions you many have. Does OCCUR support or have any opposition to the construction of ADUs in our neighborhood? I am also curious of the organization's experience with the impacts the ADUs have had on the community, both positive and negative. If you have any other insight on our proposed project, I would greatly appreciate it.

Thank you so much,
Josh Krueger
2670 Niagara St

Mr. Krueger,

Is the main residence currently a rental property?

This is our permanent residence.

Do you intend to use the main residence as a rental property?

We do not intend to use the main residence as a rental property.

Is the proposed ADU intended as a rental property?

The ADU will initially be used to live in while we do construction on the main residence(6-8 months). Once that is complete the ADU will be used for family members or a long term rental property.

What do your neighbors who are in opposition say about your proposal?

WE have yet to find any opposition. We have discussed our intentions with 19 of the 20 neighbors within close proximity to our property. All have signed support letters except one person who doesn't have authority to sign since they are a renter. Another neighbor has not been able to be reached after multiple attempts.

Where will the proposed ADU access be, alley or street?

Access will be from the alley. ADU will be on top of newly proposed garage.

What were Councilwoman Lewis' thoughts?

In general, Shontel said she supports ADUs but wanted to be neutral on the record since she is the voice of many others. She had no opposition towards the project and was curious of the support we have from the neighborhood. We have been keeping her updated on the progress and support we have received from the neighborhood. We have also talked to many other RNOs and have seen no opposition.

What percentage of your property will remain undeveloped?

Our lot is around 7500 SF and with the house and ADU/Garage we will have around 2750 SF developed by buildings. So, we will have developed around 37 percent of the property with structures.

In addition to population increase, what other impact will your proposed ADU have on the immediate neighbors to the East, North, and South?

I don't see a huge impact beside the population increase of 1-2 people living in the ADU. This may include an additional vehicle parked on the street that we don't already have. Our streets in our neighborhood are wide and are not occupied as much as other streets in Park Hill. At this point I don't see the extra vehicle being an issue but it could affect parking years later if neighborhood occupancy becomes denser. The neighbors to the north and east of us may have a little more shade added to their property. Both those neighbors support our construction of an ADU.

Thank you.
OCCUR

On Tue, Nov 7, 2023 at 9:35 AM josh krueger <josh_krueger@hotmail.com> wrote:
Donna,

I am reaching out to see if you received my last email regarding a ADU we are planning on building at our home in Park Hill. I would love to discuss with you our plans and hopefully gain support for our project.

Sincerely,
Josh and Chanda Krueger
2670 Niagara St
303-356-5077
[*josh_krueger@hotmail.com*](mailto:josh_krueger@hotmail.com)

From: josh krueger <josh_krueger@hotmail.com>
Sent: Monday, October 2, 2023 9:42 PM
To: kkhdowntown@gmail.com <kkhdowntown@gmail.com>;
donnagarnett50@gmail.com <donnagarnett50@gmail.com>
Cc: Dan Horvat <dan@horvatarch.com>
Subject: Proposed ADU for 2670 Niagara

Donna,

I am reaching out to your RNO regarding an Accessory Dwelling Unit that my wife and I are hoping to build in our back yard at 2670 Niagara St in Denver.

We have the support from a great majority of our neighbors and have discussed this with Council Member Shontel Lewis. We are currently in our community out-reach phase and I wanted to reach out to you to see if you have any questions or thoughts on this project we are hoping to achieve. We had completed a pre-application with the Community Planning and Development and I have attached for your reference. We are also planning a large-scale remodel of our house and are hoping to be able to live in the ADU during construction of the remodel.

If possible, I would like to meet with you, discuss our plans and hopefully gain support for our ADU.

Sincerely,
Josh and Chanda Krueger
2670 Niagara St
303-356-5077
[*josh_krueger@hotmail.com*](mailto:josh_krueger@hotmail.com)

Re: Proposed ADU for 2670 Niagara

josh krueger <josh_krueger@hotmail.com>

Tue 11/7/2023 4:31 PM

To: president@denverinc.org <president@denverinc.org>; execcomm@denverinc.org <execcomm@denverinc.org>

Cc: Dan Horvat <dan@horvatarch.com>

 1 attachments (5 MB)

2023I-00205 2670 N Niagara St PreApp.pdf;

Keith,

I am reaching out to see if you received my last email regarding a ADU we are planning on building at our home in Park Hill. I would love to discuss with you our plans and hopefully gain support for our project.

Sincerely,

Josh and Chanda Krueger

2670 Niagara St

303-356-5077

josh_krueger@hotmail.com

From: josh krueger <josh_krueger@hotmail.com>

Sent: Monday, October 2, 2023 9:43 PM

To: president@denverinc.org <president@denverinc.org>; execcomm@denverinc.org <execcomm@denverinc.org>

Cc: Dan Horvat <dan@horvatarch.com>

Subject: Proposed ADU for 2670 Niagara

Keith,

I am reaching out to your RNO regarding an Accessory Dwelling Unit that my wife and I are hoping to build in our back yard at 2670 Niagara St in Denver.

We have the support from a great majority of our neighbors and have discussed this with Council Member Shontel Lewis. We are currently in our community out-reach phase and I wanted to reach out to you to see if you have any questions or thoughts on this project we are hoping to achieve. We had completed a pre-application with the Community Planning and Development and I have attached for your reference. We are also planning a large-scale remodel of our house and are hoping to be able to live in the ADU during construction of the remodel.

If possible, I would like to meet with you, discuss our plans and hopefully gain support for our ADU

Sincerely,

Josh and Chanda Krueger

2670 Niagara St

303-356-5077

josh_krueger@hotmail.com

Re: Proposed ADU for 2670 Niagara

josh krueger <josh_krueger@hotmail.com>

Tue 11/7/2023 4:20 PM

To: ParadyAtLarge@denvergov.org <ParadyAtLarge@denvergov.org>; G-Gutierrez.atlarge@denvergov.org <G-Gutierrez.atlarge@denvergov.org>

 1 attachments (5 MB)

2023I-00205 2670 N Niagara St PreApp.pdf;

Hello,

I am reaching out to see if you received my last email regarding a ADU we are planning on building at our home in Park Hill. I would love to discuss with you are plans and hopefully gain support for our project.

Sincerely,

Josh and Chanda Krueger

2670 Niagara St

303-356-5077

josh_krueger@hotmail.com

From: josh krueger <josh_krueger@hotmail.com>

Sent: Monday, October 2, 2023 9:48 PM

To: ParadyAtLarge@denvergov.org <ParadyAtLarge@denvergov.org>; G-Gutierrez.atlarge@denvergov.org <G-Gutierrez.atlarge@denvergov.org>

Cc: Dan Horvat <dan@horvatarch.com>

Subject: Proposed ADU for 2670 Niagara

I am reaching out to your RNO regarding an Accessory Dwelling Unit that my wife and I are hoping to build in our back yard at 2670 Niagara St in Denver.

We have the support from a great majority of our neighbors and have discussed this with Council Member Shontel Lewis. We are currently in our community out-reach phase and I wanted to reach out to you to see if you have any questions or thoughts on this project we are hoping to achieve. We had completed a pre-application with the Community Planning and Development and I have attached for your reference. We are also planning a large-scale remodel of our house and are hoping to be able to live in the ADU during construction of the remodel.

If possible, I would like to meet with you, discuss our plans and hopefully gain support for our ADU

Sincerely,

Josh and Chanda Krueger

2670 Niagara St

303-356-5077

josh_krueger@hotmail.com

Re: Proposed ADU for 2670 Niagara

josh krueger <josh_krueger@hotmail.com>

Tue 11/7/2023 4:38 PM

To: DenverVoters@gmail.com <DenverVoters@gmail.com>

John,

I am reaching out to see if you received my last email regarding a ADU we are planning on building at our home in Park Hill. I would love to discuss with you our plans and hopefully gain support for our project.

Sincerely,

Josh and Chanda Krueger

2670 Niagara St

303-356-5077

josh_krueger@hotmail.com

From: josh krueger

Sent: Monday, October 2, 2023 9:40 PM

To: DenverVoters@gmail.com <DenverVoters@gmail.com>

Cc: Dan Horvat <dan@horvatarch.com>

Subject: Proposed ADU for 2670 Niagara

John,

I am reaching out to your RNO regarding an Accessory Dwelling Unit that my wife and I are hoping to build in our back yard at 2670 Niagara St in Denver.

We have the support from a great majority of our neighbors and have discussed this with Council Member Shontel Lewis. We are currently in our community out-reach phase and I wanted to reach out to you to see if you have any questions or thoughts on this project we are hoping to achieve. We had completed a pre-application with the Community Planning and Development and I have attached for your reference. We are also planning a large-scale remodel of our house and are hoping to be able to live in the ADU during construction of the remodel.

If possible, I would like to meet with you, discuss our plans and hopefully gain support for our ADU

Sincerely,

Josh and Chanda Krueger

2670 Niagara St

303-356-5077

josh_krueger@hotmail.com

Re: Proposed ADU for 2670 Niagara

josh krueger <josh_krueger@hotmail.com>

Tue 11/7/2023 4:00 PM

To: Ms LaMone <lamone4denver8@gmail.com>

Cc: Dan Horvat <dan@horvatarch.com>

LaMone,

I appreciate our conversations yesterday and your insight on the neighborhood. Awesome to hear you grew up in the same block we live on. All the info on ADUs you gave me will be helpful as we go forward in the process. Please feel free to reach out to me if you have any questions going forward. If the ADU gets completed, I will try keep you in the loop on cost and process for your own future project.

Sincerely,

Josh Krueger

2670 Niagara St

303-356-5077

josh_krueger@hotmail.com

From: Ms LaMone <lamone4denver8@gmail.com>

Sent: Saturday, October 21, 2023 1:07 AM

To: josh krueger <josh_krueger@hotmail.com>

Cc: Dan Horvat <dan@horvatarch.com>

Subject: Re: Proposed ADU for 2670 Niagara

Hi Josh,

I received your email and finally had a chance to read it in depth. I grew up on that street @2600 Niagara. A WWII elder who lived across the street from us @"2601" back in the 60's, was one of the developers of Niagara St.

So, yes, i am curious about your project and how it fits in the neighborhood and the effect on affordability. Feel free to reach out in the near future.

V/R

LaMone Noles

President, East Denver Residents Council

720-988-4433

On Fri, Oct 6, 2023, 9:46 AM josh krueger <josh_krueger@hotmail.com> wrote:

Lamone,

I was curious if you have seen my email regarding our plans to build an ADU. I look forward to hearing from you.

Thank you,
Josh Krueger
2670 Niagara St

From: josh krueger <josh_krueger@hotmail.com>
Sent: Monday, October 2, 2023 9:45 PM
To: lamone4denver8@gmail.com <lamone4denver8@gmail.com>
Cc: Dan Horvat <dan@horvatarch.com>
Subject: Proposed ADU for 2670 Niagara

Lamone,

I am reaching out to your RNO regarding an Accessory Dwelling Unit that my wife and I are hoping to build in our back yard at 2670 Niagara St in Denver.

We have the support from a great majority of our neighbors and have discussed this with Council Member Shontel Lewis. We are currently in our community out-reach phase and I wanted to reach out to you to see if you have any questions or thoughts on this project we are hoping to achieve. We had completed a pre-application with the Community Planning and Development and I have attached for your reference. We are also planning a large-scale remodel of our house and are hoping to be able to live in the ADU during construction of the remodel.

If possible, I would like to meet with you, discuss our plans and hopefully gain support for our ADU

Sincerely,
Josh and Chanda Krueger
2670 Niagara St
303-356-5077
josh_krueger@hotmail.com

Re: Proposed ADU for 2670 Niagara

josh krueger <josh_krueger@hotmail.com>

Fri 10/6/2023 3:52 PM

To: GPHC Board Chair <chair@greaterparkhill.org>

Cc: Dan Horvat <dan@horvatarch.com>

Shane/Amy,

Thanks for taking your time today to meet with me regarding our plans to build an ADU. All the information was very helpful.

Sincerely,

Josh and Chanda Krueger

2670 Niagara St

303-356-5077

josh_krueger@hotmail.com

From: GPHC Board Chair <chair@greaterparkhill.org>

Sent: Monday, October 2, 2023 10:16 PM

To: josh krueger <josh_krueger@hotmail.com>

Cc: Amy Harris <harrisamyc@gmail.com>; Dan Horvat <dan@horvatarch.com>; director@greaterparkhill.org <director@greaterparkhill.org>

Subject: Re: Proposed ADU for 2670 Niagara

Hi Josh and Changa,

I would be happy to meet with you and discuss your proposed ADU and zoning change.

If you are asking for a letter of support from the GPHC, Inc., that would have to be voted on and approved by GPHC board. To get the letter of support from the GPHC you would need to make a presentation at a community and board meeting. In this presentation you should be able to show your proposed plan, outreach conducted to neighbors, and any letters of support you may have received from those neighbors. Our next community and board meeting is on November 2nd at our building at 2823 Fairfax street.

I am happy to discuss our requirements in more detail if you want to meet in person or virtual? You can reach me at this email address or at 720-252-9190. Also I am including our Land Use Committee Chair, Amy Harris on this email as well.

Thank

On Mon, Oct 2, 2023 at 3:45 PM josh krueger <josh_krueger@hotmail.com> wrote:

Lori,

I am reaching out to your RNO regarding an Accessory Dwelling Unit that my wife and I are hoping to build in our back yard at [2670 Niagara St](#) in Denver.

We have the support from a great majority of our neighbors and have discussed this with Council Member Shontel Lewis. We are currently in our community out-reach phase and I wanted to reach out to you to see if you have any questions or thoughts on this project we are hoping to achieve. We had completed a pre-application with the Community Planning and Development and I have attached for your reference. We are also planning a large-scale remodel of our house and are hoping to be able to live in the ADU during construction of the remodel.

If possible, I would like to meet with you, discuss our plans and hopefully gain support for our ADU

Sincerely,

Josh and Chanda Krueger

2670 Niagara St

303-356-5077

josh_krueger@hotmail.com

Re: Proposed ADU for 2670 Niagara

GPHC Board Chair <chair@greaterparkhill.org>

Mon 10/2/2023 10:16 PM

To: josh krueger <josh_krueger@hotmail.com>

Cc: Amy Harris <harrisamyc@gmail.com>; Dan Horvat <dan@horvatarch.com>; director@greaterparkhill.org <director@greaterparkhill.org>

Hi Josh and Changa,

I would be happy to meet with you and discuss your proposed ADU and zoning change.

If you are asking for a letter of support from the GPHC, Inc., that would have to be voted on and approved by GPHC board. To get the letter of support from the GPHC you would need to make a presentation at a community and board meeting. In this presentation you should be able to show your proposed plan, outreach conducted to neighbors, and any letters of support you may have received from those neighbors. Our next community and board meeting is on November 2nd at our building at 2823 Fairfax street.

I am happy to discuss our requirements in more detail if you want to meet in person or virtual? You can reach me at this email address or at 720-252-9190. Also I am including our Land Use Committee Chair, Amy Harris on this email as well.

Thank

On Mon, Oct 2, 2023 at 3:45 PM josh krueger <josh_krueger@hotmail.com> wrote:

Lori,

I am reaching out to your RNO regarding an Accessory Dwelling Unit that my wife and I are hoping to build in our back yard at [2670 Niagara St](#) in Denver.

We have the support from a great majority of our neighbors and have discussed this with Council Member Shontel Lewis. We are currently in our community out-reach phase and I wanted to reach out to you to see if you have any questions or thoughts on this project we are hoping to achieve. We had completed a pre-application with the Community Planning and Development and I have attached for your reference. We are also planning a large-scale remodel of our house and are hoping to be able to live in the ADU during construction of the remodel.

If possible, I would like to meet with you, discuss our plans and hopefully gain support for our ADU

Sincerely,

Josh and Chanda Krueger

2670 Niagara St

303-356-5077

josh_krueger@hotmail.com

Josh Krueger

From: Wedgeworth, Ashlee - CC YA2245 City Council Aide
<Ashlee.Wedgeworth@denvergov.org> on behalf of City Council District 8 <District8@denvergov.org>
Sent: Friday, November 3, 2023 2:04 PM
To: Josh Krueger
Subject: Re: Pre-application meeting links - 2670 N Niagara St

Hi Josh,

Thank you so much for the update. I will be sure to share with the team. Have a great weekend.

In service,

The District 8 Team



The D8 Team

Councilwoman Shontel M. Lewis

720-337-8888 | district8@denvergov.org

From: Josh Krueger <jkrueger@a-1chipseal.com>
Sent: Thursday, November 2, 2023 5:16 PM
To: City Council District 8 <District8@denvergov.org>
Subject: [EXTERNAL] RE: Pre-application meeting links - 2670 N Niagara St

Shontel,

I just wanted to update you on our progress for the ADU we are hoping to put in at 2670 Niagara St. We will now be putting in a Rezoning application with the city. Below are some of the progress updates we have. I appreciate the time you took to meet with me earlier this year. Hope you have a great upcoming holiday.

1. Met with City Pre Planning again last week. They highly encouraged ADUs.
2. We have got signatures from most the neighbors within our area, and I have seen no resistance.
3. I have also done outreach to the RNOs and met with The Greater Park Hill Community, INC.

Thanks,

Josh Krueger
Vice President
A-1 Chipseal Co. & Rocky Mountain Pavement

303-356-5077 (cell)
720-540-8262 (direct)
303-464-9261 (fax)
jkrueger@a-1chipseal.com
<http://www.a-1chipseal.com>
<http://www.asphaltrepair.com>



This communication, together with any attachments hereto or links contained herein, is for the sole use of the intended recipient (s) and may contain information that is confidential or legally protected. If you are not the intended recipient, you are hereby notified that any review, disclosure, copying, dissemination, distribution or use of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by return e-mail message and delete the original and all copies of the communication, along with any attachments hereto or links herein, from your system

From: Josh Krueger
Sent: Tuesday, August 1, 2023 12:55 PM
To: Shontel Lewis <denverdistrict8@gmail.com>; yallknowshontel@gmail.com
Cc: Dan Horvat <dan@horvatarch.com>
Subject: FW: Pre-application meeting links - 2670 N Niagara St

Shontel,

Thanks for meeting with Dan and myself last week about the ADU rezoning I am planning to build. Attached is the information we received from the Denver Preplanning Department. If you have any additional suggestions beyond what we discussed last week we would appreciate it! Once again thanks for your time and best of luck with your new position.

Josh Krueger
Vice President
A-1 Chipseal Co. & Rocky Mountain Pavement
303-356-5077 (cell)
720-540-8262 (direct)
303-464-9261 (fax)
jkrueger@a-1chipseal.com
<http://www.a-1chipseal.com>
<http://www.asphaltrepair.com>



This communication, together with any attachments hereto or links contained herein, is for the sole use of the intended recipient (s) and may contain information that is confidential or legally protected. If you are not the intended recipient, you are hereby notified that any review, disclosure, copying, dissemination, distribution or use of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by return e-mail message and delete the original and all copies of the communication, along with any attachments hereto or links herein, from your system

From: Bennouna, Chelsea - CPD CE0371 City Planner Associate <Chelsea.Bennouna@denvergov.org>
Sent: Wednesday, January 25, 2023 10:59 AM
To: Josh Krueger <jkrueger@a-1chipseal.com>; dan@horvatarch.com
Cc: Clauson, Fritz - CPD CE0371 City Planner Associate <Fritz.Clauson@denvergov.org>
Subject: Pre-application meeting links - 2670 N Niagara St

Hi Josh and Dan,

Thank you for meeting with us today to review the preliminary findings for your rezoning pre-application request for 2670 N Niagara St. A PDF version of the presentation is attached for your reference. I included all the links to the things we talked about in our meeting, and am awaiting a response from the team about the exact addresses that we notice – I hope to follow up with more information on that soon.

Link to the Comprehensive Plan:

[https://www.denvergov.org/content/dam/denvergov/Portals/Denveright/documents/comp-plan/Denver Comprehensive Plan 2040.pdf](https://www.denvergov.org/content/dam/denvergov/Portals/Denveright/documents/comp-plan/Denver%20Comprehensive%20Plan%202040.pdf)

Link to Blueprint Denver:

[https://www.denvergov.org/media/denvergov/cpd/blueprintdenver/Blueprint Denver.pdf](https://www.denvergov.org/media/denvergov/cpd/blueprintdenver/Blueprint%20Denver.pdf)

Link to the Zoning Code:

<https://www.denvergov.org/Government/Agencies-Departments-Offices/Community-Planning-and-Development/Denver-Zoning-Code>

City Council Members

<https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Denver-City-Council/Council-Members>

Information on how to submit your complete application:

<https://www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/rezoning-map-amendments.html>

ADU Rezoning Application Form:

[https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/rezoning/ADU Standard Rezoning Application.pdf](https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/rezoning/ADU%20Standard%20Rezoning%20Application.pdf)

ADUs in Denver project:

<https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Community-Planning-and-Development/Denver-Zoning-Code/Text-Amendments/ADUs-in-Denver>

Link to presentation on constructing ADUs:

https://www.denvergov.org/files/assets/public/community-planning-and-development/documents/zoning/text-amendments/adus-in-denver/constructing_an_adu_denvercpd.pdf

Please let me know if you have any questions as you are completing your application.

Best,
Chelsea



DENVER
THE MILE HIGH CITY

Chelsea Bennouna, AICP | Associate City Planner
Community Planning and Development | City and County of Denver
[Pronouns](#) | She/Her/Hers
phone: (720) 865-2594 | chelsea.bennouna@denvergov.org

[311](#) | pocketgov.com | denvergov.org/CPD | [Take Our Survey](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)