From: Nina Barber
To: Rezoning - CPD
Subject: [EXTERNAL] 3096 S Roslyn application #2023i-00219
Date: Friday, February 9, 2024 5:58:45 PM

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I am writing to express my negative opinion of rezoning app # 2023i-00219, residence address 3096 South Roslyn Street, Denver, CO 80231.

This will be the third time that I have written to Denver Gov's Rezoning department regarding this matter, as this is the 3rd time that applicants Valerie and Matthew Croskey have attempted to rezone their residential property to include a rental unit. Previously they had applied for rezoning in 2022 (I sent an email on 2/19/22) and in 2021 (email sent on 12/1/21), both emails asking for their request to be denied.

I believe that this time their application coincides with the city's decision to be more lenient allowing these zoning changes due to the difficulty in finding affordable housing for many people in Denver. Their previous 2 attempts at adding another residence to their property shows that they are not interested in solving the current problems.

Here are some of the reasons that I object to this rezoning application:

1. This is a neighborhood of single-family homes. We would like to keep it that way. There are apartments directly to the south and to the west of our neighborhood, with many more apartments further north on Yale, and further south to Hampden, and east to Havana. There are enough nearby rentals with vacancies, and more rentals are not needed in this area.

2. It sets a precedent with other homeowners in the neighborhood to apply for rezoning for their property so they can add another unnecessary rental to our area. This would change the neighborhood, adding traffic, increasing the number of cars parked on smaller residential streets, stressing an already-stressed infrastructure.

3. Increasing the number of dwellings on a single property will impact traffic in an area already seeing an increase in automobile traffic going to and from the nearby elementary and middle school, to Target and Chik-fil-A. It also increases risks for the children (and their families) who walk to and from these schools.

4. Denver has already added a large shelter for families in this area at the former Embassy Suites. Of course, more shelter is always needed and good, but a single apartment added to the Crosskey's home and to other homes in this neighborhood will not make a useful impact on the problem.

5. This neighborhood has seen many houses "flipped" by investors, and then resold. If this area is rezoned to include rental property in the yard, flippers will begin putting rental

additions on these residences without thinking of parking or infrastructure.

A few questions I have regarding a possible rezoning in this neighborhood:
1. Will the city and county update our neighborhood's water lines and sewer lines to accommodate additional residents?
2. Will DPS be able to accommodate more students at the neighborhood schools?
3. Will the city install speed bumps to slow the increased traffic along Dartmouth, between the schools (and the school zone) and Bible Park, an area with many pedestrians and bikers?
4. Will the rezoning include requirements for providing off-street parking for the additional homes? We have plenty of cars on the streets already.

Thank you for your time,
Nina Barber and Tim Barber
3078 S. Spruce Way
Denver CO 80231

Planning Board Comments

Submitted on	13 February 2024, 12:27PM
Receipt number	634
Related form version	3

Your information

Name	Beverly Rotole
Address or neighborhood	3097 S. Rosemary St.
ZIP code	80231
Email	Bjrotole@yahoo.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	3096 S. Roslyn St.
Case number	2033i-00219

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 your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong opposition
Your comment:	I live directly east of this property. When my husband and I purchased our home it was because the location was close to Bible Park, schools, churches and stores and was a single family neighborhood. I have six grandchildren who frequently visit and I do NOT want strange people on the other side of my back fence. If I have to get legal representation I certainly will via attorneys, Jack Rotole and Richard Rotole.

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

Submitted on	19 February 2024, 1:22PM
Receipt number	636
Related form version	3

Your information

Name	Mindy Gottsegen
Address or neighborhood	3086 S Rosemary St
ZIP code	80231
Email	mindygott@msn.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	3096 S Roslyn St.
Case number	2023i-00219

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 your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Moderate support
Your comment:	I believe this proposed rezoning that allows a small, single accessory dwelling unit would be consistent with the residential character of the neighborhood. I think this is particularly true of this rezoning application given its location along E. Dartmouth Street and its lot size. I feel that ADUs provide both affordable housing for residents of all ages, from young adults to aging seniors, and as well as source of supplemental income for homeowners, particularly aging homeowners who may be empty nesters, or wish to have their parents live independently nearby. I believe ADUs can be a successful part of the solution to address housing affordability in Denver, and allow flexibility in suburban areas. I support this zoning change.

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: debora.hurley@gmail.com
To: Rezoning - CPD
Cc: dencc - City Council; District 4 City Council
Subject: [EXTERNAL] Re: Case number: 2023I-00219
Date: Tuesday, February 20, 2024 12:12:47 PM
Attachments: 2023i-00219-public-comments-as-of-2.13.24.pdf

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Denver Zoning Board,

I, along with my husband Michael, are opposed to the requested rezoning of the property at 3096 S. Roslyn St. (Case number: 2023I-00219). in Denver to allow for the addition of an accessory dwelling unit. The current owners appear to have vacated the home (it is empty) and I feel that they are pursuing this third attempted rezoning action to increase the value of the home at resale.

Using the zoning laws to increase "marketability" is not a valid argument to grant the appeal. Should new owners of the property want to add an ADU they would be required to pursue their own request and go through the scrutiny of the rezoning appeal vs. buying it from someone.

Debora Hurley
303-815-0246

Planning Board Comments

Submitted on	15 February 2024, 7:05PM
Receipt number	635
Related form version	3

Your information

Name	Mark L Beaton
Address or neighborhood	7611 e Columbia pl
ZIP code	80231
Email	marklbeaton@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	3096 s Roslyn st Denver co 80231
Case number	2023i-00219

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 your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong opposition
Your comment:	We moved here for single family homes with big lots. If you want condensed housing move to Capitol Hill! This neighborhood already has increased crime and foot traffic due to the new homeless shelter down the street. We don't need to add more foot and car traffic because someone wants to add an ADU and AirBnB it in their back year. Not to mention, there lot may be of size but with that giant power pole in the back yard, I'm not even sure where it could go. Closer to the neighbors? I'm sure they would be happy about that!
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From: Betsy Gehres
To: Prince, William G. - CPD CE0371 City Planner Associate
Subject: [EXTERNAL] 3096 S Roslyn St app#2023i-00219
Date: Monday, April 22, 2024 12:09:50 PM

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Hello Mr Prince,

I live next door to 3096 S Roslyn St in Denver, and I noticed the notification signs went up again. Which makes me wonder, exactly how long is this approval process going to take?

I personally have no objections to my neighbors building an ADU on their property; I believe nearly all homeowners should have that right. Matt and Val are good and responsible people whose improvements to their home so far (inside and out) have been very well done. I have no doubt that their approach to the ADU will be accomplished with as much care as their approach to everything else. They certainly have room for an ADU on their large lot. I know the city places limits on what people can do with an ADU, and I'm confident that Matt and Val will abide by any restrictions.

I sure hope you can help them—finally--get through this process!

Kind regards,

Mary Elizabeth Gehres
3090 S Roslyn St.
Denver CO 80231

From: Nina Barber
To: Rezoning - CPD
Subject: [EXTERNAL] 3096 S Roslyn application #2023i-00219
Date: Saturday, April 27, 2024 3:35:05 PM

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Report Suspicious

I am writing to express my negative opinion of rezoning app # 2023i-00219, residence address 3096 South Roslyn Street, Denver, CO 80231. I have previously written with objections to rezoning in this area on the following dates: 12/1/21, 2/19/22, 2/9/24.

Here are some of the reasons that I object to this rezoning application:

1. This is a neighborhood of single-family homes. We would like to keep it that way. There are apartments directly to the south and to the west of our neighborhood, with many more apartments further north on Yale, and further south to Hampden, and east to Havana. There are enough nearby rentals with vacancies, and more rentals are not needed in this area.

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4. Will the rezoning include requirements for providing off-street parking for the additional

homes? We have plenty of cars on the streets already, which is an invitation to crime.

Thank you for your time,
Nina Barber and Tim Barber
3078 S. Spruce Way
Denver CO 80231