From:	Planningboard - CPD
To:	Penafiel Vial, Maria F. - CPD City Planner Associate
Subject:	FW: Denver"s Planning Board Comment Form #13267225
Date:	Monday, September 14, 2020 8:14:38 AM

From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>
Sent: Wednesday, September 9, 2020 8:38 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13267225

Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name	BRIAN ROSE
Address	1771 S HUMBOLDT ST
City	DENVER
State	Colorado
ZIP code	80210
Email	BRIAN@HARUMIANTIQUES.COM
Agenda item you are commenting on:	Rezoning

Address of rezoning	1790 S Humboldt St
Case number	20201-00047
Would you like to express support for or opposition to the project?	Strong support
Your comment:	I am writing in support of the following zoning change application: *1790 S Humboldt St: 2020I-00047 *Zoning change from U-SU-C to U-SU-C1. I own the house across the street from this property, and I believe the change to allow ADU's is very appropriate and reasonable for this neighborhood and this property for the following reasons: *ADU's are already contemplated in the description for the Context: Urban / Intensity: Low Designation in Blueprint Denver: "Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible." In other words, this application forwards the goals and objectives of Denver's Comprehensive Plan. As a neighbor, I am intimately familiar with the neighborhood, I can attest that ADU's are particularly compatible in this neighborhood because Light Rail; services at Pearl Street, on Evans & Downing, and on South Gaylord; and various parks are all within easy walking distance, which allows healthy and non-sprawling residential growth. *Allowing ADU's in this neighborhood would implement the "Equitable, Affordable and Inclusive" vision that is one of Denver's six vision elements, and would thereby allow the future ADU residents to realize the other five vision elements. *ADU's are viewed by many land use planners as "hidden" or "gentle" density and best practice for smart growth because ADU's implement affordable housing for a growing market without burdening existing inventory of smaller residential units nor does it nor cost the municipal governmental money. For these reasons, I urge the City of Denver to approve this application.

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From: noreply@fs7.formsite.com on behalf of kaaviles55 at gmail.com
To: Planningboard - CPD
Subject: Denver"s Planning Board Comment Form #13280964
Date: Wednesday, September 16, 2020 10:06:22 AM

Denver Logo

Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name	Karen Avilés
Address	1791 S. Humboldt St
City	Denver
State	Colorado
ZIP code	80210
Email	kaaviles55@gmail.com
Agenda item you are commenting on:	Rezoning
Address of rezoning	1790 S. Humboldt St.
Case number	2020I-00047
Would you like to	Strong support

express support for or opposition to the project?	
Your comment:	This rezoning to permit a small residential unit to be constructed on top of an existing garage on a 75 x 125 corner lot is exactly the type of thoughtful low-impact densification the Zoning Code was written to allow. The garage faces the side street and sits on the alley. A second story addition in that location will not change the character of the residential neighborhood. Parking will not be an issue because the garage and driveway are for 2 cars and since tit is a corner, there is on-street parking on 2 sides, all of which allow for parking without impacting neighbors. Also, immediately to the west of the subject house is a house on a corner lot with a separate structure on the alley where the garage would normally be. This structure was built in 1932 as a "mom and pop" store and converted to a house in the 1950s. Therefore the proposal would not be the first such densification in this area and would have no more impact on the neighborhood than the 60 year old mom and pop store conversion. The proposed rezoning would be in keeping with the existing neighborhood. Finally because the owners live on the same lot as the proposed garage unit, there is little chance of a rental unit "getting out of control". The yard and other maintenance would continue to be done by the main house owners. Any issues would be caught and immediately rectified by the owners of the main house. I strongly support this rezoning as it is the right rezoning for the right location.

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