



ADU4U

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2422 CHAMPA ST,
DENVER, CO 80205

Re: Rezone of 2208 Bellaire St.

Dear City Council,

This document is in response to the letter of opposition from Luann Erickson. She has concerns regarding the proposed rezone, to allow for an ADU on this property.

Kreck family Story:

Carol Kreck has lived in this home at 2208 Bellaire for over four decades, and her daughter Molly grew up in this home. Carol is 74 years old, hearing impaired, and lives in this home by herself. This home has become too big for Carol, so she will need to downsize. Molly, along with her husband, Andrew, and their kids, would like to move back into the home that Molly grew up in.

Molly and Andrew asked, “Where is Carol going to go? How about in the backyard?”

*“The zoning code already allows ADUs in some areas of the city. ADUs can be attached to the main home, such as a basement unit, or detached. ADUs offer housing options for residents looking for something smaller than a home, **such as seniors who want to age in place.**” – Blueprint Denver*

This is a perfect example of a great use of an ADU: multi-generational living, and the ability for Carol to age in place. This is a much better option than any type of assisted living situation. If Carol needs help, her family is across the backyard.

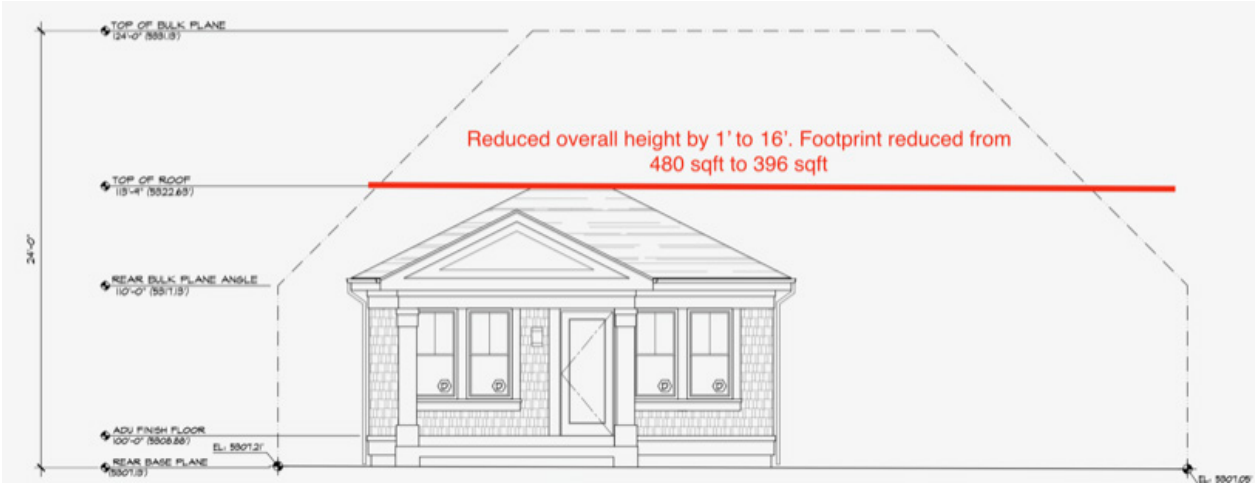
ADU4U was hired to help Carol, Molly, and Andrew with the entire ADU building process. We designed a quaint little ranch style ADU, with no stairs for Carol to have to climb. Our original design was 480 sqft and 17’ tall. You can see the original concept rendering below.

It was at this time (April 2021), that Molly and Andrew approached the neighbors to do some outreach. They showed the plans for this adorable little cottage. Two neighbors expressed concern over the proposed parking space next to the ADU. We eliminated this parking space in the next set of drawings to address this concern. Luann expressed more concerns, most of which were expressed in the letter you received.

In response to those concerns from Luann, we reduced the footprint from 480 sqft, to 396 sqft,

and reduced the height from 17' to 16'.

See the following images:



Below, we would like to individually address the direct zoning requirements that Luann is referencing in her comments to you:

Concern: Some issues associated with the addition of ADUs are common with all properties, but there are also issues that are specific to building on a small city lot that aren't addressed in the zoning requirements.

Response: Lot size is addressed in the code, as there are **minimum lot size** requirements for ADUs.

Concern: The current plans for the ADU will block my ability as the neighbor to the north to add solar panels on the existing garage – the current best option to add solar to my property.

Response: The zoning code that addresses blocking light onto a neighbor's lot is the **Bulk Plane**. We are currently 8 feet below the top of the Bulk Plane. We reduced the height of this ADU to address her concern. Her garage appears to be taller than our Proposed ADU. Most garages are built to the 17' max height.

Concern: Connection for electrical feed is currently overhead wiring that connects to a utility pole behind my property. The zoning code does not address how the ADU will connect to the utility which may or may not be problematic.

Response: The zoning code does address how utilities are connected to the ADU. **The code states that utilities should come off the primary house.** There are no plans to go into Luann's yard or disturb the overhead wiring. We have met on site with Xcel Energy to address this concern. They indicated they are in support of the proposed plan for electric connection.

Concern: Access to the ADU on the property is not part of the zoning requirements. On the lot in question, there is currently only a very small easement, apx. 2', between the property line dividing our properties and the existing house. With the current placement of the ADU, according to drawings shared, the shortest route to the front entrance would be along this lot line and the space is inadequate for a safe pathway. At a minimum, zoning requests should outline access requirements that are safe and prohibit placement of ADU within the lot which results in probable problematic access issues.

Response: The north side of the property which is referenced here, has never been used as the access point. There is a driveway and porch access off of the south side of the property. The driveway extends to the backyard fence. This will be the access point.

Concern: The ADU will have its HVAC needs provided by a mini-split unit. Again, zoning requirements don't address the placement of these units nor establish any noise restrictions. As an immediate neighbor, the placement of the unit and the amount of noise it generates is a concern that is not addressed.

Response: Mini-splits are efficient and align with Denver's energy plan. They emit similar noise to a traditional AC unit, which is allowed.

Concern: A 5' buffer between the property line and an ADU is insufficient to create a maintainable landscape buffer between the ADU and the property line.

Response: The 5' setback is the requirement in the zoning code, which is met here. 5' is sufficient for a landscape buffer.

We ask for your support and approval of this rezone to allow this small cottage ADU to be built. This ADU meets all the zoning codes, and follows Blueprint Denver recommendations. The use of this ADU for Carol to age in place is another great reason to support this rezone.

Thank you!



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