

Robinson, Scott D. - CPD City Planner Senior

From: Christopher Lovio <christopherlovio@hotmail.com>
Sent: Friday, January 31, 2020 10:03 AM
To: Robinson, Scott D. - CPD City Planner Senior; Christopher Lovio
Subject: [EXTERNAL] Re: Rezoning of 1332 E 22nd Ave

Hello,

I'm a neighbor of this property and it's just a 1/2 a block from my house. I'm in the townhouse at 1316 E 22nd Ave, Denver CO 80205.

The owner has been using the property as an Airbnb (which I'm not sure how that is possible since I'm told it has to be your primary residence). There has already been loud parties and large gatherings with neighborhood disruption to the peace. I'm very against turning this into a commercial bed and breakfast. The traffic, parking and noise would be even worse than it is now.

I'm recommending that this property be someone's primary residence or rent it to a long term tenant but not to be used as a commercial event center. This is a residential neighborhood and we prefer it be peaceful and quiet.

Thank you,

Christopher Lovio
A concerned neighbor

**GOOD NEIGHBOR AGREEMENT
FOR
CHAMBERLAIN MANSION
Located at 1332 East 22nd Avenue, Denver Colorado**

June 2020

Background:

Chamberlain Mansion was built in 1889 and has both historical and architectural value to the City of Denver.

The property is currently zoned U-TU-B. The owners are proposing an addition to the current zoning of UO-3 (Historic Structure Use Overlay District), with waiver. The UO-3 overlay district stops on the west side of Lafayette Street, opposite our property on the west side of Lafayette Street. Extending the overlay district to include the Chamberlain Mansion seems only fitting and appropriate.

Purpose:

This Good Neighbor Agreement (GNA) describes the agreements and expectations established and entered into by City Park West Neighborhood Organization, Capitol Hill United Neighborhoods, Inc., and Uptown Urban Design Forum.

This document defines the intent and agreement of all parties involved, by laying out and defining expectations and responsibilities for how The Chamberlain Mansion will be operated.

General Agreement and Guiding Principles:

To address the concerns raised and to achieve our mutual goals, the parties agree to the following:

I. Operations and Mission of the Chamberlain Mansion:

- a. The mission of the Chamberlain Mansion is to provide small, single groups with a relaxing, comfortable, and safe environment to create memorable experiences in Denver while enjoying a beautiful part of Denver's history. We will use much of the proceeds from this operation to improve and maintain Chamberlain Mansion as the architectural asset it is in our community.

II. Full-time on-site resident manager

- a. The owners of Chamberlain Mansion will ensure that a full-time resident manager lives on-site. This manager will be responsible for all day-to-day management of the Mansion and its guests. They will be the single point of contact for any questions and concerns from the neighborhood.

III. Guest Clientele

- a. Will be limited to single group use; meaning the guests using the Mansion at any given time will be related, associates or friends.
- b. There will not be any single room rentals to unassociated guests.
- c. We do not anticipate any changes to our commitment of providing small, single group rentals. If this use changes, the owners and signatory to this agreement will review and revise this Good Neighbor Agreement.

IV. Parking

- a. A minimum of four (4) parking spaces will be provided on-site. Given the clientele the Mansion will be serving, the parties to this agreement believe this to be generally adequate.
- b. The Resident Manager will be required to park on-site.
- c. To address any additional parking concerns;
 - i. All marketing material, reservations, etc. will inform guests of the need to park on-site.
 - ii. When checking in, the manager will explain the parking requirements and ask that all guests park on-site.
 - iii. The manager will ensure that in the improbable event a guest is not able to park on-site, they will only park adjacent to our property on either East 22nd Avenue or North Lafayette Street.

V. Obligations of Registered Neighborhood Organizations

- a. In consideration of the agreements above, the undersigned Registered Neighborhood Organizations agree to support the zoning request for inclusion in the UO-3 overlay district, and variance permitting the bed and breakfast use in a Historic Structure regardless of if the owner uses the structure as their primary residence or not. All other provisions of the Denver Zoning Code, Section 9.4.4.8.F will apply.

VI. Agreement of the Parties

- a. The parties agree that this Good Neighbor Agreement will run with the land at 1332 East 22nd Avenue for as long as this property is used in the manner anticipated in this agreement.
- b. Any party to this agreement may choose to record this Good Neighbor Agreement with the Denver Clerk and Recorder.

Signed and dated by the following interested parties:

Chamberlain Mansion

Signed: 
Khalil Nasser, Manager of Revision Real Estate, LLC

Date: 07/05/2020

Uptown Hospital District Urban Design Forum

a Collective of RNO's, Hospitals, Residents and Businesses in the Area

Signed: _____
Marty Jones, Chairperson

Date: _____

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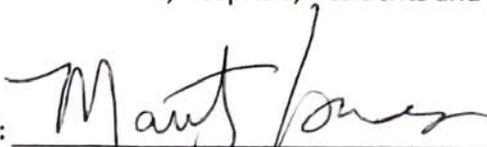
Chamberlain Mansion

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Date: _____

Uptown Hospital District Urban Design Forum

a Collective of RNO's, Hospitals, Residents and Businesses in the Area

Signed: 
Marty Jones, Chairperson

Date: June 29, 2020

Capitol Hill United Neighborhoods, Inc.

a Colorado Nonprofit Corporation & Denver Registered Neighborhood Organization

Signed: _____



Travis Leiker, MPA
President | Board of Directors

Date: JUNE 25, 2020

City Park West Neighborhood Organization

a Colorado Nonprofit Corporation & Denver Registered Neighborhood Organization

Signed: _____

Date: _____

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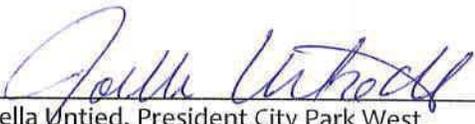
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Signed: _____
Travis Leiker, MPA President, Board of Directors

Date: _____

City Park West Neighborhood Organization

a Colorado Nonprofit Corporation & Denver Registered Neighborhood Organization

Signed:  _____
Joella Untied, President City Park West

Date: 7/1/20