

Planning Board Comments



Submission date: **24 February 2023, 12:04PM**
Receipt number: **486**
Related form version: **3**

Your information

Name	Sara Mihan
Address or neighborhood	1091 S. Ogden St.
ZIP code	80209
Email	saramihan@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	1089 S Ogden St
Case number	2022I-00231

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 you would like to comment on

Submit your comments

Would you like to express support or opposition to the project? **Strong opposition**

Your comment:

We currently reside at 1091 S. Ogden street and are direct neighbors of the house requesting to build an ADU. We are concerned about changing the zoning and building the ADU in the yard directly next to ours.

We moved to West Wash Park because of its relatively less busy nature. We do not have the issues of neighborhoods closer to downtown, with a lack of parking, noise, traffic, and general hecticness caused by overly dense housing. Additionally, ADUs further open the door to short-term rentals, which can severely shift the makeup of the neighborhood from people who are personally invested in making the community thrive, to those that are just passing through. We believe allowing ADUs in the community will bring those density and transitory issues to our community.

Such a significant shift in the neighborhood should be brought up at a wider level and approved holistically by the people who live here. This way, the entire community has a say in the future path of the community and can also include planning and guard rails to mitigate density issues. We are concerned adding ADUs one by one, by exception only, will erode the feel of our neighborhood that we love so much.

Additionally, having a large structure right next door does impact our privacy and visibility in our backyard. Plus, the occupants would have no way to enter but to park on the side of our house and entering through alley. So, there is also an impact on our privacy and general quietness.

We respectfully request that this re-zoning be denied due to our personal impact and also the broader lack of an overall plan to add ADUs to this West Washington Park.

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



Submission date: **24 February 2023, 1:32PM**
Receipt number: **487**
Related form version: **3**

Your information

Name	Tina Magagna
Address or neighborhood	1101 S Ogden St
ZIP code	80210
Email	tm-hunter@hotmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	1089 South Ogden
Case number	#20221-00231

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 you would like to comment on

Submit your comments

Would you like to express support or opposition to the project? **Strong opposition**

Your comment:

To: Denver Planning Board

We are writing to express our concerns and objections to the proposed rezoning of 1089 South Ogden from U-SU-B to U-SU-B1.

We bought our home in 2005 based on the charm of being in a safe, family oriented, residential community. Through the years we've been in favor of property improvements and have seen wonderful additions and remodels to our neighbors' single-family homes. However, creating an accessory dwelling unit (ADU) only increases the density of our neighborhood, negatively impacting the surrounding neighbors (by increasing the number of rentals, both short-term and long-term) and would disturb this sense of community. Rental units tend to have higher turnover, and, in general, tenants are not as invested in the long-term betterment of the neighborhood. While the application indicates that the ADU would help achieve the goal of providing equitable and affordable housing to Denver residents, the application also states they plan to use it to accommodate guests; this could also be achieved by adding a guest room to their existing home. Regardless, the primary purpose of most ADUs is to generate rental income. Per the Denver Community Planning & Rezoning Guide, this variance request does not show an unnecessary hardship via unusual conditions, as profitable use of a property (for example, by adding an ADU) is not grounds for granting a variance, and this building plan is not compatible with the existing neighborhood. Granting a variance for this ADU would set a bad precedent and change the character of our neighborhood. Therefore, we respectfully request the denial of this application.

Thank you,

Tina Magagna & Brian Hunter
1101 South Ogden St.
Denver, CO. 80210

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



Submission date: **1 March 2023, 10:07AM**
Receipt number: **490**
Related form version: **3**

Your information

Name	Kelly Snyder
Address or neighborhood	1100 S. Ogden St.
ZIP code	80210
Email	kelly80210@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	1089 Ogden St.
Case number	2022I-00231

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 you 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 adjacent to 1089, on the South side of Ogden. My concern is that the new owners may be seeking to rezone the property so that they can live in the main property and rent out the accessory dwelling unit, or that an absentee landlord may possibly rent out both. I also have concerns about the accessory dwelling unit being used for short-term rentals. As a single mother raising a daughter alone, I worry about types of people such rentals attract. Being very close to the University of Denver, my experience has been that rentals in our neighborhood tend to attract students (one of whom will officially rent the property but then cram 4 - 5 other students into the property to reduce their costs). Absentee landlords have been aware of these situations and done nothing to address them, leaving residents to deal with the noise from the constant partying, the trash strewn across our lawns, the dangers posed by drunk college students stumbling out of a party and getting in their cars to drive home, etc. A few years ago, a party-goer drove his motorcycle across my front lawn to get to the house next door, tearing up the grass. I've awoken to beer cans and broken glass in my yard from the party next-door the night before, had the bushes in front of my house "tee-peed" when someone got the address of their college rival wrong, been awoken at 2 am to "party" buses arriving with a busload of drunken students, and watched extremely drunk college students leave a party at midnight, pile into their cars (parked all along our street) and drive to a bar or club for round two. Addressing these violations is difficult and time-consuming, and turns into a full-time job because as soon as you get one out, another one moves in and does the same thing. I bought my home in this neighborhood 2003 because I wanted a single-family home in a residential neighborhood to raise my children. Between the housing prices in Denver and the current interest rates, I can't afford to move. I don't want to raise my daughter next to a frat house. Please do not approve this rezoning application.

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