



**HOMEOWNERS TAKE ACTION NOW!
PROTECT YOUR RIGHT TO OPPOSE CHANGES TO YOUR NEIGHBORHOOD AND PROPERTY**

OBJECT TO BELLEVUE/HALE ADU REZONING AT denc@denvergov.org application #2023i – 00093
Bellevue/Hale Rezoning by noon on April 8, 2024. Please e-mail a copy of your objection to
denvereastneighborhoodsfirst@gmail.com.

Although the Denver City Council plans to complete city-wide rezoning of Accessory Dwelling Units this summer of 2024, Councilwoman Sawyer proposes to jump the gun by singling out the Bellevue/Hale Neighborhood for fast-track Accessory Dwelling Units (ADUs). If successful, Councilwoman Sawyer's revision will eliminate property owners' right to voice concerns about a proposed ADU's effect on their property regarding infrastructure, flooding, permeability, health, and or safety PERMANENTLY. Current ADU guidelines allow for units of 864 square feet in backyards in lots less than 6000 square feet, heights of two stories, balconies of 100 square feet overlooking alleys, and the ability to build to alley property lines when certain conditions are met. Larger lots have additional footage.

OBJECT TO THE ELIMINATION OF YOUR PROPERTY RIGHTS!

BLANKET REZONING IS CONTRARY TO BLUEPRINT DENVER AND THE EAST AREA PLAN

Blueprint Denver paints a vision for Denver's growth in broad strokes but stresses that each neighborhood plan should be based on the neighborhood's vision of how the plan should work in the neighborhood. Councilwoman Sawyer's proposed change removes neighborhood control. Denver's East Area Plan envisions "single unit areas should remain primarily single unit". Councilwoman Sawyer's proposed change fundamentally changes the vision of single unit residences. The East Area Plan provides a vision to continue to allow ADUs at appropriate locations but not a blanket ADU for every single residence.

**YOUR PROPERTY RIGHTS ARE ABOUT TO BE ELIMINATED BASED ON THE VOICES OF 124 people while
1457 parcels in the Bellevue/Hale neighborhood will be impacted.**

Councilwoman Sawyer on her own initiative is proposing a rezone based on her statistical information that 58% (124) of the respondents (no information was given if these were property owners) to her in-house survey wanted to allow ADUs on all lots in the Hale neighborhood west of Holly. 74 of the respondents responded no.

**THIS IS YOUR LAST CHANCE TO STOP SAWYERS' REZONING on APRIL 8th, 2024, by written objection to
denc@denvergov.org application #2023i – 00093 Bellevue/Hale Rezoning by NOON. Even better, please
write and sign up to speak.**

If you are interested in commenting during the hearing, [please review the guidelines and FAQs](#), and [sign up to speak here](#). Sign-up begins at 3pm on the day of the hearing and ends at 5:30pm. [Click here for information about how to participate virtually](#).

**PROTECT YOUR PROPERTY RIGHTS.
OBJECT TO THE REZONING AT denc@denvergov.org application #2023i – 00093
Bellevue/Hale Rezoning BY NOON, APRIL 8, 2024.**

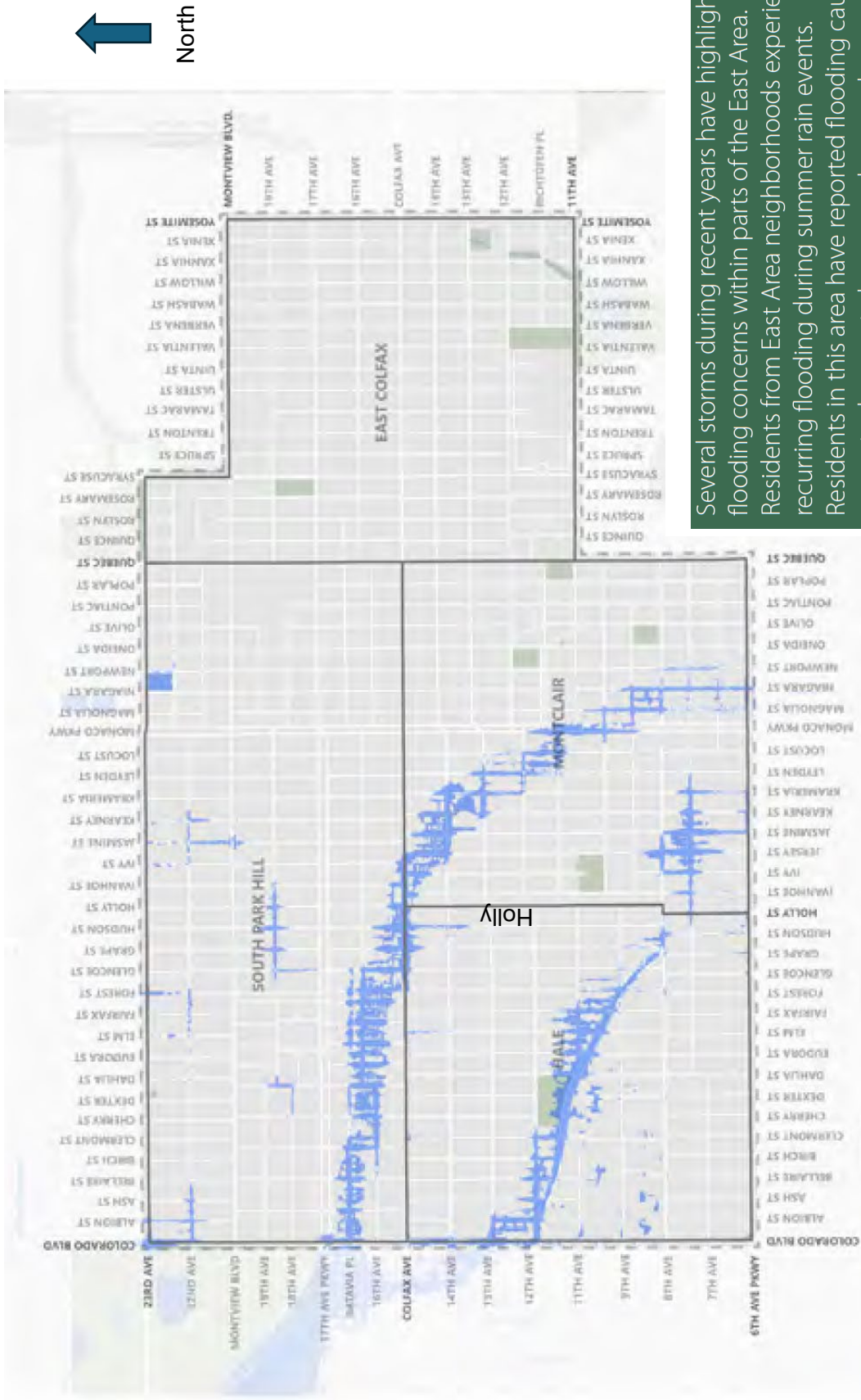
For more complete information on the reasons of why this ADU rezoning is not for the health, safety and welfare of the Bellevue/Hale community, go to denvereastneighborhoodsfirst.com or email denvereastneighborhoodsfirst@gmail.com with questions.

NOTE: If this rezoning fails to allow for an ADU on every lot, any resident can still request an ADU for a lot. None have been rejected in this neighborhood.



Scan for more info.
denvereastneighborhoodfirst.com

Potential areas where your right to object to a proposed ADU will impact YOUR property OR the neighborhood will be eliminated under the proposed rezoning.
 East Area Plan, November 2020, Pg. 139



FLOOD PRONE AREAS DURING MAJOR FLOOD EVENT

Potential foundation Areas (greater than 12")



Several storms during recent years have highlighted flooding concerns within parts of the East Area. Residents from East Area neighborhoods experience recurring flooding during summer rain events. Residents in this area have reported flooding causing property damage to homes and cars and expressed their concerns and ideas for improvement during the recent *Upper Montclair Stormwater Systems Study*.