



**DEADLINE TO OBJECT TO ALL LOTS HAVING ADUS AS A MATTER OF RIGHT IN BELLEVUE/HALE/ IS APRIL 8<sup>th</sup>, 2024, at 3 PM.**

**WRITE your “OBJECTION” to [dencc@denvergov.org](mailto:dencc@denvergov.org)  
COPY [denvereastneighborhoodsfirst@gmail.com](mailto:denvereastneighborhoodsfirst@gmail.com)**

The deadline to object to a rezoning to a portion of the Bellevue/ Hale neighborhood which includes portions of Hilltop (from Holly to Colorado Blvd and from Colfax to 6<sup>th</sup> Ave.) is due before noon on April 8<sup>th</sup>, 2024, to [dencc@denvergov.org](mailto:dencc@denvergov.org). [Sign-up to speak](#) opens on April 8<sup>th</sup> at 3PM and closes at 5:30 p.m. on the day of the hearing.

If this ADU rezoning is passed, property homeowners will no longer have a legal right to voice their concerns on infrastructure, flooding, permeability, health and/or safety of their neighborhoods with a proposed ADU. See [Rezoning Process](#).

Current ADU guidelines allow for a 864 ft ADU in a backyard for lots less than 6000 ft, a height of two stories, a balcony of 100 square feet overlooking the alley, and the ability to build to the property line in the alley if certain guidelines are met. See [2-Page Summary](#).

#### **WHAT IS ACHIEVED WITH A RIGHT TO BUILD ADUS ON ANY PROPERTY IN BELLEVUE/HALE?**

The elimination of the current \$1,000.00 fee to obtain a permit and the reduction to some unspecified time in the ADUs process before you can begin to build. NOTE: There is no guarantee that the fee will not come back (as it should for taking up time to review a permit) nor that the amount of time to be saved will remain in perpetuity. This narrative is frozen in today’s time.

The current rezoning process allows many opportunities to VOICE your concerns with a request for a neighboring ADU to be built. [Click here](#) to review the rezoning process.

**Object to the elimination of your property rights. Your objection, if successful with other neighbors, will keep your ability to have your voice heard on what is being built in your neighborhood and next door to you.**

If these rezoning passes, your ability to object to an ADU will be eliminated. ADUs can be built without hearing your concerns. Object to the elimination of your property rights.

**YOUR PROPERTY RIGHTS ARE ABOUT TO BE CHANGED BASED ON THE VOICES OF 124 people. There are 6000 residents and 1457 parcels in the Bellevue/Hale neighborhood that will be impacted.**

Councilwoman Sawyer on her own initiative is proposing a rezone based on her statistical information that 58% (124) of the respondents 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. See [Re-zoning for ADUs in the Hale Statistical Neighborhood](#).

Although 382 responses were received, only 212 responses were considered with 124 in favor of a blanket rezoning (no information was given if these were property owners or renters). See [Hale ADU Survey Data](#).

**Sawyer has previously stated she would not move forward without a 60% approval in Montclair on rezoning, but she is moving forward in our neighborhood with a 58% approval rating. How is that equitable?**

Sawyers’ office previously stated in the Montclair attempt to rezone to allow ADUS as a matter of right that only the support of over 60% of the residents would justify rezoning the neighborhood therefore, she did not move forward with the rezoning of Montclair. Yet, she is moving forward with only 58% approval. **Residents are also concerned with the**

*lack of transparency of her data that she has provided on the [Hale ADU website](#) unlike the details she provided for the [Montclair ADU survey](#). [Denver Councilwoman seeks 60% approval for rezoning](#). Denver Gazette, September 10, 2023.*

**DON'T ASSUME THAT OCCUPANCY WILL ALWAYS BE REQUIRED OF THE HOMEOWNER ON THE PROPERTY.**

*The current language requires owner occupancy in single -unit zone districts with clarification on the definition of ownership. So, don't be fooled: residency/occupancy can be diluted in the future. It has not been determined today how to define ownership. [Click here to view 2-Page ADU Summary](#).*

**THE CITY CONTINUES TO WORK WITH REDUCING COSTS OF AN ADU BY PROPOSING MODULAR UNITS BE APPROVED IN ADVANCE.**

Future legislation could provide for modular ADUs to be built which may not match the character of our neighborhood. It is imperative that homeowners protect their property rights for future events by OBJECTING to this rezoning.

**THIS REZONING PROCESS IS PREMATURE: CITYWIDE ADU REZONING COMING THIS SUMMER.**

Denver is proposing a city-wide rezoning of ADUs which the City hopes to complete this summer. Therefore, it is premature to advance the zoning change in Bellevue/Hale. All neighborhoods should be treated equally, or certain neighborhoods will be targeted as investment property, particularly if the zoning change reduces the requirement of occupancy of the owner in the single unit or the ADU and or the definition or "ownership becomes relaxed" so that owner occupancy is diluted, and the owner will not be required to be on the property. [Click here to view 2-Page ADU Summary](#).

**THE East Area Plan RECOMMENDS that ADUS be only in appropriate locations to address unique issues of flooding and permeability. WHAT IS THE POINT OF AREA PLANS IF YOU ARE GOING TO IGNORE THE RECOMMENDATIONS OF THE PLANS?**

The East Area Plan recommendations for Hale are because of flooding and permeability issues, ADUs should be thoughtfully integrated. It is not a thoughtful integration to have a blanket rezoning to allow for ADUS on all single-family lots. A "lot by lot" ADU approval is appropriate to address the unique issues in Bellevue/ Hale area. (See [Plan in Action: East Area Plan](#), March 2024, and [East Area Plan 2020](#).) [Click here for the East Area Plan Flood Zone Map](#). In both town halls, Sawyer did not address flooding and permeability. [Virtual Town Hall: September 12, 2023, at 6:00 p.m.](#) [Virtual Town Hall: September 19, 2023 at 6:00 p.m.](#)

Hilltop Neighborhood Association does not support this rezoning. March 2024 Newsletter, Hilltop Neighborhood Association.

**ADOPTING A BLANKET REZONING OF ADUs IN HALE IS CONTRARY TO BLUEPRINT DENVER AND THE EAST AREA PLAN AND CAN IMPACT PROPERTY VALUES.**

By ignoring the flooding and permeability issues and moving forward with a blanket rezoning, the City Council would be ignoring the voices in the EAST AREA PLAN and the health, safety, welfare of the Bellevue/Hale property owners and residents. Blueprint has a broad stroke vision of Denver's growth but states that each neighborhood plan should address how this vision should work in each neighborhood. Infrastructure is not in place in areas of Bellevue/Hale. Blanket rezoning will impact on the resale value and costs of increase of insurance in flood zone areas. [Click here for the East Area Plan Flood Zone Map](#).

**\*\*\*BLANKET REZONING OF ADUS is CONTRARY TO EAST AREA PLAN. \*\*\*** The East Area Plan calls for "single unit areas should remain primarily single unit" which carries a designation of "E-SU-Dx." With a blanket rezoning there will no longer be E-SU-Dx in the Bellevue/Hale area. EAST AREA PLAN at L6(a).

**There is little interest in ADUs in the Hale area. As of 2023, there has only been one request. It has not been built to date.**

If this rezoning were to pass, Sawyer projects that only 10 ADUs will be built based on the data of the number of ADUs that have been built where allowed in Denver. Don't let this narrative take away that future events may occur which will

drive this number up. It is worth noting that ADUs can be built in certain areas in Hale already and why these purported ADUs cannot be accommodated where they are already allowed. [Virtual Town Hall: September 19, 2023 at 6:00 p.m.](#)

Your Property rights are at stake. If you wish to retain your right to be heard when an ADU is being built , write to [dencc@denvergov.org](mailto:dencc@denvergov.org) by April 8, 2024 at 3PM.\* Please copy [denvereastneighborhoodsfirst@gmail.com](mailto:denvereastneighborhoodsfirst@gmail.com).

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.](#)

[Click here for a sample letter.](#)



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*[denvereastneighborhoodfirst.com](http://denvereastneighborhoodfirst.com)*