

DATE HERE  
Program Manager  
Community Planning and Development  
200 W. 14<sup>th</sup> Ave  
Denver, Co. 80204

RE: 939 Pearl - Submittal for Zoning Review

Dear

Per our discussion at your office today, the project appears to meet the zoning criteria for the R3 zone it's in. As we agreed, I am submitting this letter to confirm the critical issues.

Per the Zoning code section on off street parking requirements, only 7 parking spaces are required. This is because the existing house and 2 car garage was a 5 unit apartment building before the parking requirements were adopted and is now a 3 unit apartment building. Since the existing garage serves the three existing units, 1.5 to one parking is only required for the new increment of 3 units. In other words ( $3 \times 1.5 = 4.5$ ) and  $4.5 + 2 = 6.5$  or 7. We discussed the idea of the permit submittal for the existing building causing a requirement for more than 7 spaces. However, since a form 21 was not part of the existing submittal, more than 7 spaces will not be required for the addition.

Our addition shares a common wall, of aprox. 15feet, with the existing house and will be acceptable as a single building on the lot. Therefore, a submittal for a planned building group will not be required.

For your information, I've included the plan which corresponds to this scheme.

Chris Muratta and landmark will still have to approve it, but we have met several times and I think we are pretty close to a resolution.

Thanks for your time, your advice has been a great help to the project.

Steve Culbertson  
Architect