

Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Fraser, Robert Trust & Fraser, Barbara Trust	Representative Name	Ken Cilia
Address	961 S Washington St	Address	5565 E Mansfield St
City, State, Zip	Denver CO 80209	City, State, Zip	Denver, CO 80237
Telephone	303-913-7042	Telephone	303-875-8128
Email	rob.fraser@cunamutual.com	Email	ken@kcadenver.com
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
SUBJECT PROPERTY INFORMATION			
Location (address):	961 S Washington St Denver, CO 80209		
Assessor's Parcel Numbers:	05156-18-018-000		
Area in Acres or Square Feet:	6,250 SF		
Current Zone District(s):	U-SU-B, UO-3		
PROPOSAL			
Proposed Zone District:	U-SU-B1, UO-3		
PRE-APPLICATION INFORMATION			
Did you receive and review the slide deck: "Constructing an Accessory Dwelling Unit"?	<input checked="" type="checkbox"/> Yes - I have received and reviewed this information <input type="checkbox"/> No - I have not received these slides		
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> Yes - if yes, state date and method <u>EMAIL SEPT 9 2022 RE Attached Copy</u> <input type="checkbox"/> No - if no, describe why not (in outreach attachment)		

REVIEW CRITERIA - AFFIRM THE PROPOSED ADU REZONING COMPLIES WITH THE CRITERIA BELOW BY CHECKING THE BOX NEXT TO EACH CRITERION

<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check box to the right to affirm) DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</p> <p>Denver Comprehensive Plan 2040 The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:</p> <ul style="list-style-type: none"> • Goal 2, Strategy A. Equitable, Affordable and Inclusive – “Create a greater mix of housing options in every neighborhood for all individuals and families” (p. 28). The proposed zone district allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit neighborhoods. • Goal 8, Strategy A. Environmentally Resilient - “Promote infill development where infrastructure and services are already in place” (p. 54). The proposed map amendment will allow an additional housing unit on the site of an existing home where infrastructure and services such as water, stormwater, and streets already exist. This allows Denver to grow responsibly and promotes land conservation. <p>Blueprint Denver The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and strategies in <i>Blueprint Denver</i>, including:</p> <ul style="list-style-type: none"> • Policy 4, Strategy E - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. <p>Neighborhood/ Small Area Plan (list all, if applicable): <u>West Washington Park Neighborhood Plan</u></p>
<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check boxes to affirm) DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>The proposed map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted plan, including <i>Blueprint Denver</i> which recommends “the expansion of accessory dwelling units throughout all residential areas” (<i>Blueprint Denver</i>, p. 84).</p>

<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria. (Check boxes to affirm.) DZC Sec. 12.4.10.8</p>	<p><input checked="" type="checkbox"/> Justifying Circumstances - One of the following circumstances exists: Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <ul style="list-style-type: none"> a. Changed or changing conditions in a particular area, or in the city generally; or, b. A City adopted plan; or c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. <p>The proposed map amendment application identifies the adoption of <i>Blueprint Denver</i> as the Justifying Circumstance. As discussed above, <i>Blueprint Denver</i> specifically recommends the city diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. The plan was adopted after the date of approval of the existing zone districts. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.</p> <p><input checked="" type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed <u>u-su-b1</u> Zone District.</p>
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REQUIRED ATTACHMENTS

Please check boxes below to affirm the following required attachments are submitted with this rezoning application:

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of Ownership Document (e.g. Assessor’s record, property deed, etc). Proof of ownership for each property owner signing the application, such as (a) Assessor’s Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney’s Office.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Please check boxes identifying additional attachments provided with this application (note that more information may be required. Please confirm with your pre-application/case manager planner prior to submittal.):

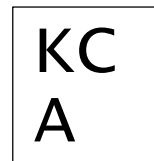
- Written Narrative Explaining Project
- Site Plan/ Drawings (if available)
- Narrative describing any outreach to City Council office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors.
- Written Authorization to Represent Property Owner(s) (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity (e.g. if the deed of the subject property lists an LLC/trust as owner, this is document is required.)

Please list any other additional attachments:

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith Josie Q. Smith</i>	01/01/12	(A)	YES
Robert Fraser, Robert & Barbara Fraser Trust	961 S Washington St Denver, CO 80209	100%	<i>2 APR for Bob Fraser 10/19/21</i>		A	yes



DENVER + WINTER PARK

KCA
1040 S Gaylord Street
STE 33
Denver CO 80209
ken@kcadenver.com
303-875-8128

October 19, 2022

RE: Property Owner Representative Authorization

This letter shall grant authorization for Ken Cilia to act on our behalf for the Accessory Dwelling Unit Zone Map Amendment (Rezoning) Application.

Date Initiated: 8/12/2022
File #: 2022i-00175
Rezoning Address: 961 S Washington Street
Representative: Ken Cilia, KCA Architecture + Development, 303-875-8128
Pre-Application Meeting: 8/23/2022
Pre-Application Planner: William Prince, 720-865-2538 william.prince@denvergov.org

Sincerely,

ZAPS
Barbara Trase

10/19/2022

10-19-22

961 S WASHINGTON ST

ASSESSOR RECORD

Owner FRASER,ROBERT TRUST & FRASER, BARBARA TRUST
961 WASHINGTON ST
DENVER, CO 80209-4315

Schedule Number 05156-18-018-000

Legal Description L 31 & 32 BLK 14 LINCOLN SUB

Property Type SFR Grade C, D, or E, w/RK

Tax District DENVER

Print Summary

Property Description

Style:	13: 1 STORY	Building Sqr. Foot:	1454
Bedrooms:	1	Baths Full/Half:	1/1
Effective Year Built:	1890	Basement/Finish:	950/0
Lot Size:	6,250	Zoned As:	U-SU-B

Note: Valuation zoning may be different from City's new zoning code.

Current Year

Actual	Assessed	Exempt	
Land	\$593,400	\$41,240	\$0
Improvements	\$178,600	\$12,410	
Total	\$772,000	\$53,650	

Prior Year

Actual	Assessed	Exempt	
Land	\$593,400	\$42,430	\$0
Improvements	\$178,600	\$12,770	
Total	\$772,000	\$55,200	

#2022i-00175

Real Estates Property Taxes for current tax year

System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy * 74.618 *

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid	2/16/2022	6/8/2022	
Original Tax Levy	\$2,059.47	\$2,059.47	\$4,118.94
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$2,059.47	\$2,059.47	\$4,118.94
Due	\$0.00	\$0.00	\$0.00

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N		
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$3,613.29**

Assessed Value for the current tax year

Assessed Land	\$24,430.00	Assessed Improvements	\$12,770.00
Exemption	\$0.00	Total Assessed Value	\$55,200.00



Kenneth Cilia <ken@kcadenver.com>

Re: [EXTERNAL] Re Zoning Notice 961 S Washington Street

1 message

Clark, Jolon M. - CC Member District 7 Denver City Council

<Jolon.Clark@denvergov.org>

To: Kenneth Cilia <ken@kcadenver.com>

Mon, Sep 12, 2022 at 12:14 PM

Received, thank you.

EMAIL TO COUNCIL
PERSON CLARK

JOLON CLARK

Denver City Council District 7

Phone:(720) 337-7777

Email: jolon.clark@denvergov.org

Sign up for the LD7 e-newsletter [here](#)

Keep up-to-date through our Facebook Page [here](#)

Dial 3-1-1 for City Services

Hablamos Espanol

Correspondence with this office is an open record under the Colorado Open Records Act and must be made available to anyone requesting it unless the correspondence clearly states or implies a request for confidentiality.

On Sep 10, 2022, at 11:17 AM, Kenneth Cilia <ken@kcadenver.com> wrote:

Hello Jolon:

I am an architect working with the homeowner's located at 961 S Washington St who wish to rezone their property to allow for an ADU. Attached is a copy of the notice letter and pre-application meeting summary. Please let me know if you have any questions and if you could respond to this email confirming receipt so I can include it in our formal application. Thank you.

Kenny Cilia

KCA

Architecture + Development

303-875-8128

www.kcadenver.com

<961 s washington rezoning letter.pdf><961 S Washington Pre App Meeting - 8.23.22 (1).pdf>



Kenneth Cilia <ken@kcadenver.com>

Rezoning Request 961 S Washington

Kenneth Cilia <ken@kcadenver.com>

Sat, Sep 10, 2022 at 11:26 AM

To: president@denverinc.org, vicepresident@wwpna.org

Hello Lorretta (INC RNO 87) and Amy (WWP RNO 178):

I am an architect working with the homeowner's located at 961 S Washington St who wish to rezone their property to allow for an ADU. Attached is a copy of the notice letter and pre-application meeting summary. Please let me know if you have any questions or to discuss further. Please respond to this email confirming receipt so I can include it in our formal application. Thank you.

Kenny Cilia

KCA

Architecture + Development

303-875-8128

www.kcadenver.com

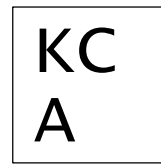
EMAIL TO RNO
DENVER INC
WWP

2 attachments

 **961 s washington rezoning letter.pdf**
89K

 **961 S Washington Pre App Meeting - 8.23.22 (1).pdf**
3145K

EXAMPLE OF
CORRESPONDENCE TO
RNOs



DENVER + WINTER PARK

KCA
1040 S Gaylord Street
STE 33
Denver CO 80209
ken@kcadenver.com
303-875-8128

September 9th, 2022

RE: Intent to Rezone 961 S Washington Street to allow for ADU

This letter is to notify surrounding RNOs, neighbors and or community groups, and District 7 Councilmember Jolon Clark of the intent to rezone 961 S Washington to allow for an ADU. The owner's of 961 S Washington would like to rezone their property to allow for an ADU, current zoning does not allow. The property is zoned U-SU-B to be rezoned to U-SU-B1. U-SU-B1 is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 4,500 square feet. Blocks typically have a pattern of 37.5 foot wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to u-su-b but allowing a detached accessory dwelling unit building form in the rear yard.

Pre-Application Information

Date Initiated: 8/12/2022
File #: 2022i-00175
Rezoning Address: 961 S Washington Street
Representative: Ken Cilia, KCA Architecture + Development, 303-875-8128
Pre-Application Meeting: 8/23/2022
Pre-Application Planner: William Prince, 720-865-2538 william.prince@denvergov.org

Review Criteria

Rezoning requests are reviewed against the following criteria: 1) Consistency with Adopted Plans, 2) Uniformity of District Regulations, 3) Further Public Health, Safety, and Welfare, 4) Justifying Circumstances, and 5) Consistency with Neighborhood Context, Zone District Purpose and Intent.

Per the Pre-Application Meeting held 8/23/22, the requested rezoning conforms to each of the 5 Review Criteria. To discuss further please contact me at 303-875-8128 or you can also contact William Prince see contact info above.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ken Cilia', is written over a horizontal line.

Ken Cilia

KCA
1040 S Gaylord St
STE 33
Denver, CO 80209

LETTERS SENT TO
PROPERTY OWNERS

NEW DIRECTION TRUST
FBO MARY DOOLEY
1070 W CENTURY DR
LOUISVILLE, CO 80027

KCA
1040 Gaylord St
STE 33
DENVER, CO 80209



PHYLLIS WAN
967 S WASHINGTON ST
DENVER, CO 80209

KCA
1040 Gaylord ST
STE 33
Denver, CO 80209



DAN DAVIS
957 S WASHINGTON ST
DENVER, CO 80209

KCA
1040 S Gaylord St
STE 33
Denver CO 80209



SCOTT WEIGEL
966 S PEARL ST
DENVER, CO 80209

KCA
1040 S Gaylord St
STE 33
DENVER, CO 80209



DANIEL GILDEN
1300 11th ST Apt 534
SAINT JOSEPH, MO 64503

LETTERS SENT TO
PROPERTY OWNERS

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DENVER + WINTER PARK

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Ken

KCA
1040 S Gaylord Street
STE 33
Denver CO 80209
ken@kcadenver.com
303-875-8128

September 9th, 2022

DAVIS, DAN C
957 S WASHINGTON ST
DENVER, CO 80209-4315
WAN, PHYLLIS VIRGINIA
967 S WASHINGTON ST
DENVER, CO 80209-4315
NEW DIRECTION TRUST COMPANY
FBO MARY E DOOLEY
1070 W CENTURY DR
LOUISVILLE, CO 80027-1655

WEIGEL, SCOTT A
966 S PEARL ST
DENVER, CO 80209-4224
GILDEN, DANIEL S
1300 11TH ST APT 534
SAINT JOSEPH, MO 64503-3150

RE: Intent to Rezone 961 S Washington Street to allow for ADU

This letter is to notify surrounding neighbors of the intent to rezone 961 S Washington to allow for an ADU. The owner's of 961 S Washington would like to rezone their property to allow for an ADU, current zoning does not allow. The property is zoned U-SU-B to be rezoned to U-SU-B1. U-SU-B1 is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 4,500 square feet. Blocks typically have a pattern of 37.5 foot wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to u-su-b but allowing a detached accessory dwelling unit building form in the rear yard.

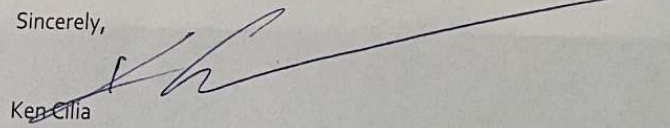
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Sincerely,



Ken Cilia