

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	Matthew Gullicksrud	Representative Name	Hans Osheim
Address	3600 Cook Street	Address	3201 Osage Street, #101
City, State, Zip	Denver, CO 80205	City, State, Zip	Denver, CO 80211
Telephone	720.381.3071	Telephone	720.688.9028
Email	mpgullick@gmail.com	Email	hosheim@arcdenstudio.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):	3600 Cook Street Denver, CO 80205		
Assessor's Parcel Numbers:	02251-13-009-000		
Area in Acres or Square Feet:	6,250 sf		
Current Zone District(s):	U-SU-B		
PROPOSAL			
Proposed Zone District:	U-SU-B1		
PRE-APPLICATION INFORMATION			
Did you have a pre-application meeting with Development Services Residential Team?	<input checked="" type="checkbox"/> Yes - if yes, state the meeting date <input type="checkbox"/> No - if no, describe why not	04.21.2021	_____
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> Yes - if yes, state date and method <input type="checkbox"/> No - if no, describe why not (in outreach attachment)	11.16.20 / email (& follow ups)	_____

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>Clayton</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 Blueprint Denver 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 Rezonings: The proposal must comply with both of the additional review criteria. (Check boxes to affirm.) DZC Sec. 12.4.10.8</p>	<p><input 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:

- Copy of letters provided to neighbors from property owners
- Copy of email provided to Clayton Neighborhood Association from property owners
- Copy of email corespondence between property owner and Denver City Council, District 9

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</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
MATTHEW GULLICKSRUD AND MARISA A. MURGOLO	3600 Cook Street Denver, CO 80205	100%	<i>M of</i> <i>Matthew Gullicksrud</i>	07/01/2021	(C)	YES

3600 N COOK ST -3602

Owner GULLICKSRUD,MATTHEW
GULLICKSRUD,MARISA A
3600 N COOK ST
DENVER, CO

Schedule Number 02251-13-009-000

Legal Description L 4 & 5 BLK 22 J COOK JRS N DIV OF CAPITOL HILL

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

Tax District DENVER

Print Summary

Property Description

Style:	14: 1.5 STORY	Building Sqr. Foot:	1590
Bedrooms:	4	Baths Full/Half:	3/0
Effective Year Built:	1886	Basement/Finish:	649/0
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	\$281,100	\$20,100	\$0
Improvements	\$312,700	\$22,360	
Total	\$593,800	\$42,460	

Prior Year				
	Actual	Assessed	Exempt	
Land		\$156,200	\$11,170	\$0
Improvements		\$417,200	\$29,830	
Total		\$573,400	\$41,000	

System Upgrade Underway:
 Due to a system upgrade this feature is not currently available.

ADU Rezoning

3600 Cook Street
Denver, CO 80205

To Whom It May Concern,

Included in the rezoning application for 3600 Cook Street Denver, CO 80205 is a copy of the notification letter the property owner provided to the 2 adjacent neighbors, a copy of the notification letter the property owner emailed to the Clayton Neighborhood Association, and a copy of email correspondence between the property owner and Denver City Council. Brea Zeise, the Executive Assistant to Denver City Council and Councilwoman CdeBaca, confirmed support of ADU's.

Sincerely,

ArcDen Studio
3201 Osage Street Unit 101
Denver, CO 80211

Matthew and Marisa Gullicksrud
3600 N Cook St.
Denver CO, 80205

June 22, 2021

Stanley and Pearl Gladys
3604 N Cook St.
Denver CO, 80205

Dear Stanley and Pearl,

This notification is to make you aware of our intention of applying for a zoning change from U-SU-B to U-SU-B1 for our lot which would allow us the opportunity to consider the construction of an Accessory Dwelling Unit (ADU) above the garage that is in need of replacement.

We are in the exploratory phase of the project and are reaching out to our neighbors to hear feedback that we will consider as we work through the rezoning process in the next three to six months.

Feel free to reachout to us at 7203813701 or mpgullick@gmail.com.

Sincerely,

Matthew and Marisa

Matthew and Marisa Gullicksrud
3600 N Cook St.
Denver CO, 80205

June 22, 2021

Neighbors
3475 E 36th Ave
Denver, CO 80205

Dear Neighbors,

This notification is to make you aware of our intention of applying for a zoning change from U-SU-B to U-SU-B1 for our lot which would allow us the opportunity to consider the construction of an Accessory Dwelling Unit (ADU) above the garage that is in need of replacement.

We are in the exploratory phase of the project and are reaching out to our neighbors to hear feedback that we will consider as we work through the rezoning process in the next three to six months.

Feel free to reachout to us at 7203813701 or mpgullick@gmail.com.

Sincerely,

Matthew and Marisa

Matthew and Marisa Gullicksrud
3600 N Cook St.
Denver CO, 80205

June 22, 2021

Clayton Neighborhood Association
claytonneighborhooddenver@gmail.com

Clayton Neighborhood Association,

This notification is to make you aware of our intention of applying for a zoning change from U-SU-B to U-SU-B1 for our lot which would allow us the opportunity to consider the construction of an Accessory Dwelling Unit (ADU) above the garage that is in need of replacement.

We are in the exploratory phase of the project and are reaching out to our neighbors to hear feedback that we will consider as we work through the process of replacing a crumbling brick garage that has outlived itself. Our intentions are to apply for the zoning change in the coming months and will be more than happy to discuss any questions or details of the project with the RNO. We will be in touch when we submit our application to ask if the RNO would like to support.

Feel free to reachout to us at 7203813701 or mpgullick@gmail.com.

Sincerely,

Matthew and Marisa

----- Forwarded message -----

From: District 9 <District9@denvergov.org>
 Date: Wed, Apr 7, 2021 at 10:09 AM
 Subject: Re: [EXTERNAL] ADU zoning exception - East of Steele
 To: Matthew Gullicksrud <mpgullick@gmail.com>
 Cc: Stalnaker, Liz - CC City Council Aide <Liz.Stalnaker@denvergov.org>

Hello Matthew,

CW CdeBaca usually doesn't comment on specific rezonings ahead of a hearing where she sits as a quasi-judicial official, but she is generally supportive of measures that preserve long-term affordability in the district.

I'm looping in Liz Stalnaker, the Constituent Services Director for our office. She can reach out to Dept of Community Planning & Development to obtain more information on how to start the process, and then follow-up with you.

Best regards,

Brea Zeise
 Executive Assistant
 Denver City Council, District 9



The D9 Team
 Denver City Council ★ District 9
 2855 Tremont Place, Unit 201
 Denver, CO 80205
 O: 720-337-7709
District9@denvergov.org

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[D9 COVID-19 Resources](#)
[Sign up for our email list!](#)

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From: Matthew Gullicksrud <mpgullick@gmail.com>
Sent: Tuesday, March 23, 2021 7:20 AM
To: District 9 <District9@denvergov.org>
Subject: Re: [EXTERNAL] ADU zoning exception - East of Steele

I am following up on this email from one month ago that I have not received a response from you on. Can you provide a response or a time that I can schedule a meeting with you to discuss this matter?

Enjoy the day,
 Matthew Gullicksrud

On Mon, Feb 22, 2021 at 1:52 PM Matthew Gullicksrud <mpgullick@gmail.com> wrote:

Thank you for the response. I am planning to apply for a zoning change from U-SU-B to U-SU-B1 which would allow for the addition of an ADU to my property. Do you have any guidance you can provide? My understanding is that I need to complete this [form](#) to start the process.

Would Councilwoman CdeBaca support this request?

Enjoy the day,
Matthew Gullicksrud
7203813071

On Wed, Dec 2, 2020 at 3:01 PM District 9 <District9@denvergov.org> wrote:

Hello Matthew,

Thank you for reaching out. Councilwoman CdeBaca is supportive of ADUs and recently voted to support Councilwoman Sandoval's rezoning of the Chaffee Park neighborhood to allow ADUs throughout the Northwest Denver area. I hope this information is helpful in assessing your options moving forward.

Best regards,

Brea Zeise
Executive Assistant
Denver City Council, District 9



The D9 Team
Denver City Council ★ District 9
2855 Tremont Place, Unit 201
Denver, CO 80205
O: 720-337-7709
District9@denvergov.org

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**This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.

From: Matthew Gullicksrud <mpgullick@gmail.com>
Sent: Monday, November 16, 2020 10:41 AM
To: District 9 <District9@denvergov.org>
Subject: [EXTERNAL] ADU zoning exception - East of Steele

Dear Councilwoman CdeBaca,

I live on the corner of 36th and Cook, my current model-T garage is reaching its end of life and I have started the process of looking at replacing it. After researching this topic the idea of an ADU, along with my lot size and house style, seemed like something that I should consider given I am going to be doing the work. What I found is my lot is not zoned for an ADU which was very disappointing so I am writing for two reasons:

1. Do you support ADUs and the rezoning to allow them in general? My research has made me think they are a good tool to use to help increase housing and build density in our neighborhoods. I would encourage their acceptance by you (if you currently do not). PROOF OF OWNERSHIP_3600 COOK STREET_07.01.21
2. Are you supporting your constituencies' applications for ADUs east of Steele? We are starting a new family with our first born next year and we are looking at all of our options on how to address all the life changes that come with a baby!

Appreciate your response and any information you provide in advance.

Enjoy the day,

7/1/2021

FW: [EXTERNAL] ADU zoning exception - East of Steele - adart@arcdenstudio.com - Arc Den Studio, llc Mail

Matthew Gullicksrud
7203813071

ADU Rezoning

3600 Cook Street
Denver, CO 80205

To Whom It May Concern,

I, Matthew Gullicksrud, am the owner of 3600 Cook Street Denver, CO 80205 and authorize ArcDen Studio LLC to represent me and act on my behalf for the Accessory Dwelling Unit Zone Map Amendment (Rezoning) Application.

Sincerely,



Matthew Gullicksrud