

## 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 type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Lisi Peng & Noah Schutte	Representative Name	Leah Baker, Architect
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
*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):	1286 S Gilpin St		
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:	U-SU-C1		
PRE-APPLICATION INFORMATION			
Did you have a pre-application meeting with Development Services Residential Team?	<input checked="" type="checkbox"/> <b>Yes - if yes, state the meeting date</b> _____ <input type="checkbox"/> <b>No - if no, describe why not</b> _____		
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> <b>Yes - if yes, state date and method</b> _____ <input type="checkbox"/> <b>No - if no, describe why not (in outreach attachment)</b> _____		

**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"/> <b>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.</b></p> <p><b>Denver Comprehensive Plan 2040</b> The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:</p> <ul style="list-style-type: none"> <li>• <b>Goal 2, Strategy A. Equitable, Affordable and Inclusive</b> – "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.</li> <li>• <b>Goal 8, Strategy A. Environmentally Resilient</b> - "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.</li> </ul> <p><b>Blueprint Denver</b> 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"> <li>• <b>Policy 4, Strategy E - Diversify housing choice</b> through the expansion of accessory dwelling units throughout all residential areas.</li> </ul> <p>Neighborhood/ Small Area Plan (list all, if applicable): _____</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"/> <b>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.</b></p> <p><input checked="" type="checkbox"/> <b>Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</b></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.</p> <p>(Check boxes to affirm.)</p> <p>DZC Sec. 12.4.10.8</p>	<p><input checked="" type="checkbox"/> <b>Justifying Circumstances - One of the following circumstances exists:</b>          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"> <li>a. Changed or changing conditions in a particular area, or in the city generally; or,</li> <li><input checked="" type="checkbox"/> b. A City adopted plan; or</li> <li>c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</li> </ul> <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"/> <b>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.</b></p> <p>The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed _____ 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)
<b>EXAMPLE</b> 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
			<i>Leah B. Baker</i>	12.3.21	(A)	Yes

# 1286 S GILPIN ST

<b>Owner</b>	PENG, LISI SCHUTTE, NOAH MICHAEL 1286 S GILPIN ST DENVER, CO 80210-1806
<b>Schedule Number</b>	05231-08-019-000
<b>Legal Description</b>	L 23 & 24 BLK 7 WASHINGTON PARK PLACE
<b>Property Type</b>	SFR Grade B
<b>Tax District</b>	DENVER

**Print Summary**

Property Description			
<b>Style:</b>	13: 1 STORY	<b>Building Sqr. Foot:</b>	1274
<b>Bedrooms:</b>	3	<b>Baths Full/Half:</b>	1/0
<b>Effective Year Built:</b>	1921	<b>Basement/Finish:</b>	1194/861
<b>Lot Size:</b>	6,300	<b>Zoned As:</b>	U-SU-C

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

Current Year			
	Actual	Assessed	Exempt
Land		\$882,000	\$63,060 \$0
Improvements		\$1,000	\$70
<b>Total</b>		<b>\$883,000</b>	<b>\$63,130</b>

Prior Year			
	Actual	Assessed	Exempt
Land		\$819,000	\$58,560 \$0
Improvements		\$5,200	\$370
<b>Total</b>		<b>\$824,200</b>	<b>\$58,930</b>

### 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 \* **65..329** \*

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

	<b>Installment 1 (Feb 28 Feb 29 in Leap Years)</b>	<b>Installment 2 (Jun 15)</b>	<b>Full Payment (Due Apr 30)</b>
<b>Date Paid</b>	2/28/2021	2/22/2021	
<b>Original Tax Levy</b>	\$1,920.90	\$1,920.92	\$3,841.82
<b>Liens/Fees</b>	\$0.00	\$0.00	\$0.00
<b>Interest</b>	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$1,920.90	\$1,920.92	\$3,841.82
<b>Due</b>	\$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.

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

Real estate property taxes paid for prior tax year: **\$3,734.16**

### Assessed Value for the current tax year

<b>Assessed Land</b>	\$58,560.00	<b>Assessed Improvements</b>	\$370.00
<b>Exemption</b>	\$0.00	<b>Total Assessed Value</b>	\$58,930.00

ADU Rezoning  
1286 S Gilpin St  
Denver, CO 80210

Written Narrative Description of Project:

The owners of 1286 S. Gilpin St would like to rezone their property from U-SU-C to U-SU-C1 in order for them to be able to create an ADU for their parents to live in.

Included with this application is a copy of the notification letter the property owners provided to several surrounding neighbors, and further documentation regarding outreach to other parties.

ADU Rezoning  
 1286 S Gilpin St  
 Denver, CO 80210

Description of Outreach:

<b>GROUP</b>	<b>CONTACT</b>	<b>DATE OF OUTREACH</b>	<b>METHOD OF COMMUNICATION</b>	<b>FEEDBACK</b>
Council District 6 – Councilman Paul Kashmann	Paul Kashmann	11.15.21	Email and met on-site at the property	Asked to meet in person to see the property. Generally supportive.
INC (Inter-neighborhood Cooperation)	Loretta Koehler	11.15.21	Email	They do not take any positions on neighborhood specific issues
FANS of Washington Park & Washington Park East Neighborhood Association	Biddie Labrot (WPENA Zoning Chair)	11.15.21	Email	Does not take a stand on rezoning issues until city issues formal request for rezoning.
Direct & Surrounding Neighbors		12.2.21	In-person, delivered attached letter and spoke with neighbors	Many neighbors were vocally in favor when the owners spoke with them. One of which was even willing to attend the council meeting to show their support. Some letters went unanswered.

Copies of email correspondence attached for reference.



Leah Baker &lt;leah@pineandpeakstudio.com&gt;

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**Public Outreach Re: Rezoning 1286 S Gilpin St**

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**Kashmann, Paul J. - CC Member District 6 Denver City Council**

Tue, Nov 16, 2021 at 12:32

&lt;Paul.Kashmann@denvergov.org&gt;

PM

To: Leah Baker &lt;leah@pineandpeakstudio.com&gt;

Cc: "Bupp, Elise - CC YA2245 City Council Aide" &lt;Elise.Bupp@denvergov.org&gt;

Leah – I would like to see the property before you submit, as once you submit, I must take a quasi-judicial position, and shouldn't interact with the applicant.

I am including my aide, Elise, in this email to set up a time to meet on site.

Regards,

Paul

**Hon. Paul Kashmann**

*Denver City Council, District 6*

*He, Him, His*

720-337-6666

[Paul.kashmann@denvergov.org](mailto:Paul.kashmann@denvergov.org)

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**From:** Leah Baker <leah@pineandpeakstudio.com>**Date:** Monday, November 15, 2021 at 5:47 PM**To:** Kashmann, Paul J. - CC Member District 6 Denver City Council

&lt;Paul.Kashmann@denvergov.org&gt;

**Cc:** Lisi Peng <lisi.peng@gmail.com>, Noah Schutte <noahschutte@gmail.com>**Subject:** [EXTERNAL] Public Outreach Re: Rezoning 1286 S Gilpin St

Dear Councilman Kashmann,

12/6/21, 11:49 AM

Leah Baker Mail - Public Outreach Re: Rezoning 1286 S Gilpin St

My name is Leah Baker and I am the Architect working with the owners of [1286 S Gilpin St](#). We intend to file for a rezoning of the property (from U-SU-C to U-SU-C1) to build an ADU on the property. Any support or feedback for the project would be greatly appreciated.

We are currently in the beginning stages of the process and do not have any design plans for the future project yet, but we plan to file the rezoning application in the next week or so. Please feel free to reach out to me with any questions or concerns. Thank you in advance!

Best regards,

Leah Baker

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LEAH BAKER

ARCHITECT  
PINE & PEAK STUDIO

724.992.9857



Leah Baker &lt;leah@pineandpeakstudio.com&gt;

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**Public Outreach Re: Rezoning 1286 S Gilpin St**

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**president@denverinc.org** <president@denverinc.org>

Mon, Nov 15, 2021 at 5:56 PM

To: Leah Baker &lt;leah@pineandpeakstudio.com&gt;

Cc: Lisi Peng &lt;lisi.peng@gmail.com&gt;, Noah Schutte &lt;noahschutte@gmail.com&gt;

Hello

INC (Inter-neighborhood Cooperation) is an umbrella organization comprised of RNOs across the city. We do not take any positions on neighborhood specific issues, but ask that you direct your comments or questions to the specific RNOs.

loretta koehler

INC President

On 2021-11-15 17:51, Leah Baker wrote:

Dear Loretta,

My name is Leah Baker and I am the Architect working with the owners of [1286 S Gilpin St](#). We intend to file for a rezoning of the property (from U-SU-C to U-SU-C1) to build an ADU on the property. Any support or feedback for the project would be greatly appreciated.

We are currently in the beginning stages of the process and do not have any design plans for the future project yet, but we plan to file the rezoning application in the next week or so. Please feel free to reach out to me with any questions or concerns. Thank you in advance!

Best regards,  
Leah Baker

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LEAH BAKER

ARCHITECT  
PINE & PEAK STUDIO

724.992.9857



Leah Baker &lt;leah@pineandpeakstudio.com&gt;

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**Public Outreach Re: Rezoning 1286 S Gilpin St**

6 messages

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**Leah Baker** <leah@pineandpeakstudio.com>

Mon, Nov 15, 2021 at 5:53 PM

To: tam2860@gmail.com

Cc: Lisi Peng &lt;lisi.peng@gmail.com&gt;, Noah Schutte &lt;noahschutte@gmail.com&gt;

Dear Tim,

My name is Leah Baker and I am the Architect working with the owners of 1286 S Gilpin St. We intend to file for a rezoning of the property (from U-SU-C to U-SU-C1) to build an ADU on the property. Any support or feedback for the project would be greatly appreciated.

We are currently in the beginning stages of the process and do not have any design plans for the future project yet, but we plan to file the rezoning application in the next week or so. Please feel free to reach out to me with any questions or concerns. Thank you in advance!

Best regards,  
Leah Baker

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LEAH BAKER

ARCHITECT  
PINE & PEAK STUDIO

724.992.9857

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**biddie729@aol.com** <biddie729@aol.com>

Tue, Nov 16, 2021 at 7:09 AM

Reply-To: biddie729@aol.com

To: "leah@pineandpeakstudio.com" &lt;leah@pineandpeakstudio.com&gt;

Cc: "tam2860@gmail.com" &lt;tam2860@gmail.com&gt;

Leah

Thank for reaching out to WPENA. The Zoning Committee does not take a stand in re-zoning issues until the city issues the formal request for rezoning.

Please be aware that ADU's in the rear of the property will still need to comply with current bulk plane standards.

Thank you

Biddie Labrot  
WPENA Zoning Chair

[Quoted text hidden]

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**Leah Baker** <leah@pineandpeakstudio.com>

Wed, Nov 17, 2021 at 9:00 AM

To: biddie729@aol.com

Cc: "tam2860@gmail.com" &lt;tam2860@gmail.com&gt;

Thank you for your reply.

Best

Leah

[Quoted text hidden]

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**Leah Baker** <leah@pineandpeakstudio.com>

Fri, Nov 19, 2021 at 12:50 PM

To: biddie729@aol.com

Cc: "tam2860@gmail.com" <tam2860@gmail.com>, Lisi Peng <lisi.peng@gmail.com>, Noah Schutte <noahschutte@gmail.com>

Hi Biddie,

I also just wanted to offer that we are available to give you or one of your representatives a tour of the property and discuss the future project if that is helpful for gathering more information leading up to the public hearing etc. If that is something of interest, let me know some times that would work for you and I'd be happy to set something up.

Cheers,

Leah

[Quoted text hidden]

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**biddie729@aol.com** <biddie729@aol.com>

Fri, Nov 19, 2021 at 1:36 PM

Reply-To: biddie729@aol.com

To: "leah@pineandpeakstudio.com" <leah@pineandpeakstudio.com>

Cc: "tam2860@gmail.com" <tam2860@gmail.com>, "lisi.peng@gmail.com" <lisi.peng@gmail.com>, "noahschutte@gmail.com" <noahschutte@gmail.com>

Leah

After you have applied for the zoning change and we have been notified by the city we would be contacting you for a meeting.

Have great Thanksgiving

Biddie

[Quoted text hidden]

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**Leah Baker** <leah@pineandpeakstudio.com>

Fri, Nov 19, 2021 at 2:32 PM

To: biddie729@aol.com

Cc: "tam2860@gmail.com" <tam2860@gmail.com>, "lisi.peng@gmail.com" <lisi.peng@gmail.com>, "noahschutte@gmail.com" <noahschutte@gmail.com>

Ok that sounds great! Thanks!

[Quoted text hidden]



Lisi Peng and Noah Schutte  
1286 S Gilpin St  
Denver, CO 80210

11/30/2021

Hey Neighbor!

We are your neighbors at 1286 S Gilpin St, the only house on the corner of Louisiana and Gilpin. You may see us strolling around the area with Tyler who is now 1-year-old and walking like a champ. This last week we had Lisi's parents in town for Thanksgiving. They currently live in Baltimore but our plan is to have them come live with us when they retire.

We are reaching out to let you know we intend to file for a rezoning of our property (from U-SU-C to U-SU-C1) to build an ADU for Lisi's parents to live in. Any support or feedback for the project would be greatly appreciated.

We are currently in the beginning stages of the process and do not have any design plans for the future project yet, but we plan to file the rezoning application soon. You will see a notice from the city in the mail to follow. We'd love for you to contact us with any questions!

Cheers!

Lisi and Noah

Noah Schutte  
602.301.6624  
noahschutte@gmail.com

**AUTHORIZATION OF AGENT TO ACT ON BUILDING OWNER'S BEHALF**

12.03.21

To Whom It May Concern,

I hereby authorize the following person(s) to act as my agent to submit forms, documents, and/or permit applications and generally act on my behalf as it relates to projects at the property listed below.

**Building Address:** 1286 S Gilpin St

**Name of Authorized Agent:** Leah Baker

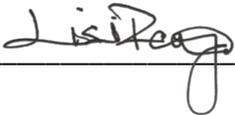
**Address of Authorized Agents:** 2210 Blake St. Unit 304 Denver, CO 80205

**Agent's telephone:** 724-992-9857      **Agent's email:** [leah@pineandpeakstudio.com](mailto:leah@pineandpeakstudio.com)

**Owner's name(s):** Noah Schutte & Lisi Peng

**Owner's mailing address:** 1286 S Gilpin St Denver, CO 80210

**Owner's telephone:** 602-301-6624      **Owner's email:** [noahschutte@gmail.com](mailto:noahschutte@gmail.com)

**Owner's Signature:**       **Date:** 12/06/2021

**Owner's Printed Name:** Lisi Peng

**Owner's Signature:**       **Date:** 12/06/2021

**Owner's Printed Name:** Noah Schutte