



TO: Denver City Council
FROM: Francisca Penafiel, Associate City Planner
DATE: July 8, 2021
RE: Official Zoning Map Amendment Application #2020I-00228

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2020I-00228.

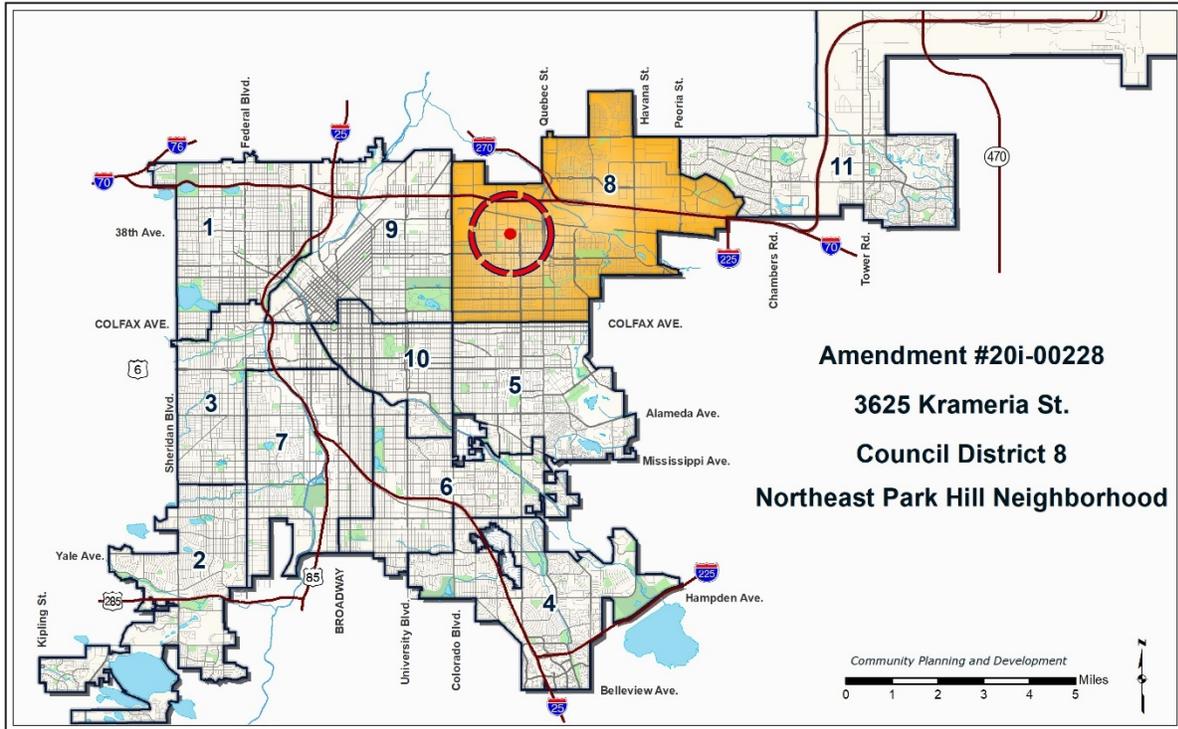
Request for Rezoning

Address:	3625 N. Krameria St.
Neighborhood/Council District:	Northeast Park Hill/ Council District 8 – Christopher Herndon Neighborhood Coalition of Denver, Inc., Inter-Neighborhood cooperation (INC), East Denver Residents Council, District 8 Neighborhood Coalition, Inc., United Neighbors of Northeast Denver, Greater Park Hill Community, Inc., Opportunity Corridor Coalition of United Residents, Northeast Park Hill Coalition (NEPHC)
RNOs:	
Area of Property:	6,250 square feet or 0.14 acres
Current Zoning:	E-SU-Dx
Proposed Zoning:	E-SU-D1x
Property Owner(s):	Shandra Knight
Owner Representative:	Bruce O'Donnell

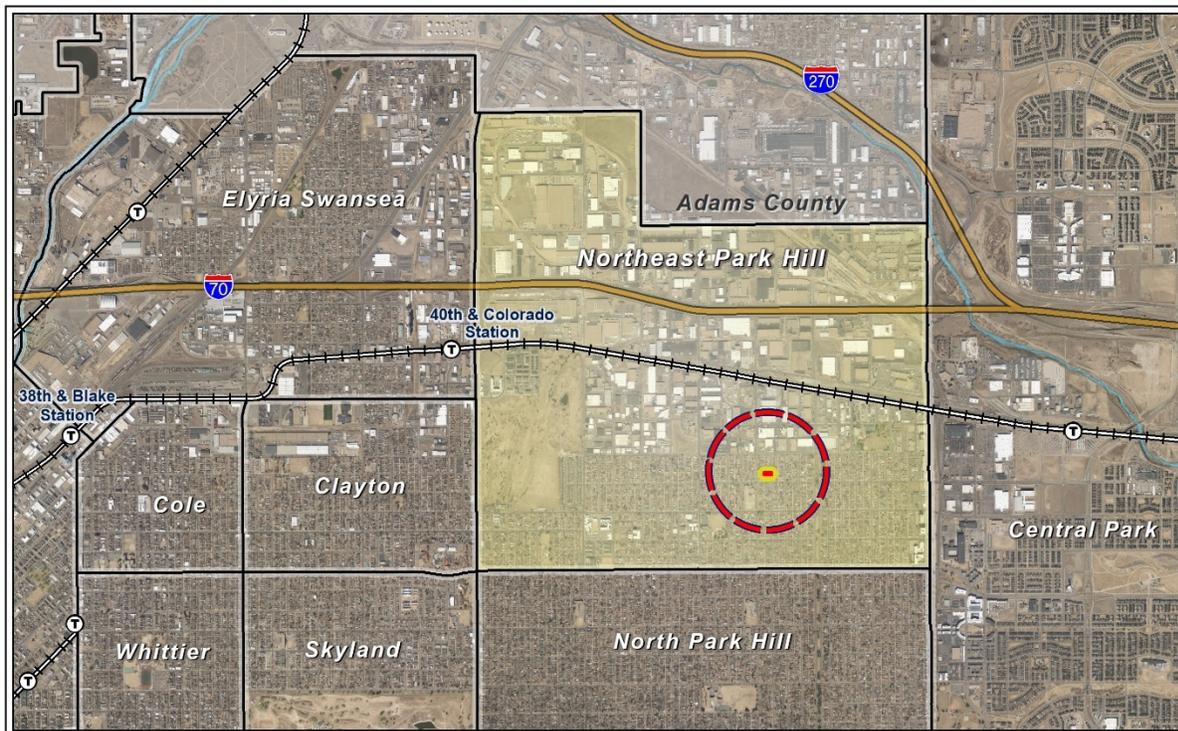
Summary of Rezoning Request

- The subject property contains a single-story, single-unit dwelling built in 1952, The property is located between East 38th and East 36th Avenue, along North Krameria Street.
- The property owner is proposing to rezone the property to allow an accessory dwelling unit.
- The proposed E-SU-D1x, Urban Edge, Single-Unit, D1x district allows suburban houses, urban houses and detached accessory dwelling units in the rear yard with a minimum zone lot area of 6,000 square feet. The district is intended for use in the Urban Edge Neighborhood Context, which is characterized by a mix of elements from both the Urban and Suburban Neighborhood Contexts. The Urban Edge Neighborhood Context is primarily single-unit and two-unit residential uses. Single-unit residential structures are typically the Urban House and Suburban House building forms. The maximum height of the Urban House building form is 30 to 35 feet for the front 65% of the zone lot and 17 to 19 feet in the rear 35% of the zone lot while the maximum height of the Suburban House building form is 30 to 35 feet. The Detached Accessory Dwelling Unit form can be a maximum height of 24 feet. Single and two-unit residential uses are primarily located along local and residential arterial streets. Further details of the requested zone district(s) can be found in the proposed zone district section of the staff report (below) and in Article 4 of the Denver Zoning Code (DZC).

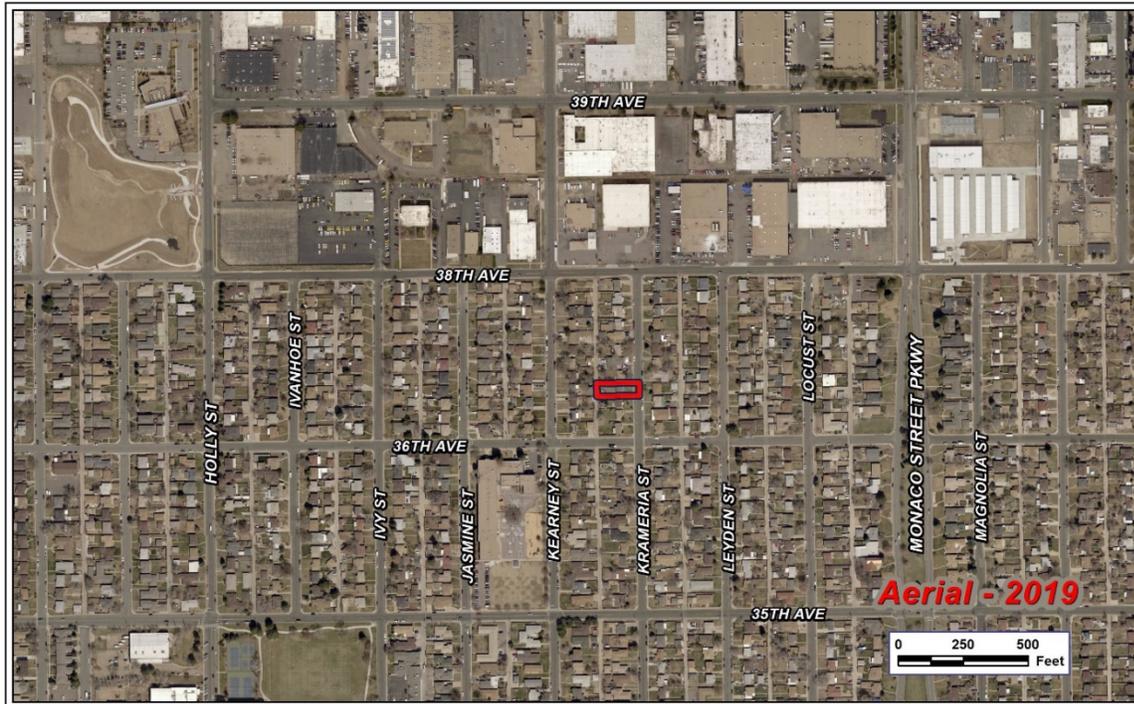
City Location



Neighborhood Location – Northeast Park Hill Neighborhood



Existing Context



The subject property is in the Northeast Park Hill neighborhood, which is characterized by a diverse mix of uses including single-unit, two-unit, and multi-unit residential, commercial/retail, industrial, and public/quasi-public. The subject property is located 3 blocks northeast of Skyland Park, 5 blocks southwest from Martin Luther King Park and 0.8 miles west of the Park Hill Golf Club. While the property is only 0.4 miles away from RTD commuter rail A-Line, the closest station is Central Park, 1.3 miles away. The subject property is also 5 blocks east from North Holly Street, where bus route 34 runs north-south. A shared roadway exists on North Kearney Street, and connects to Smith Road to the north, providing a direct route to the RTD rail station.

The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	E-SU-Dx	Single-unit Residential	1-story house with open parking space on the alley	Generally regular grid of streets; Block sizes and shapes are consistent and rectangular or curved with alleys. Garages are rear, side and front loaded with On-Street vehicle parking. Sidewalks are generally attached.
North	E-SU-Dx	Single-unit Residential	1-story house with driveway in the northern side of the lot	
South	E-SU-Dx	Single-unit Residential	1-story house with driveway in the northern side of the lot	
East	E-SU-Dx	Single-unit Residential	1-story house with detached garage with alley access	
West	E-SU-Dx	Single-unit Residential	1-story house with a detached garage with alley access	

2. Existing Land Use Map



3. Existing Building Form and Scale (source: Google Maps)



View of the subject property looking west.



View of the property to the north, looking west.



View of the property to the south, looking west.



View of the property to the west (other side of the alley), looking east.

Proposed Zoning

The applicant is requesting to rezone to E-SU-D1x, which allows the Suburban House and Urban House building forms on a zone lot with a minimum area of 6,000 square feet. The intent of the district is to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context. The E-SU-D1x district also permits the accessory dwelling unit use and Detached Accessory Dwelling Unit (DADU) building form, to be located in the rear 35 percent of the lot, in addition to a variety of residential and civic uses permitted in the E-SU-Dx district. The Detached Accessory Dwelling Unit building form has a maximum height of 1.5 stories or 24 feet. A bulk plane that rises 10 feet vertically from the side interior or side street zone lot line, then slopes 45 degrees, also applies to the DADU building form. This form allows an exemption from the 37.5% building coverage standard, allowing the lesser of 50% or 500 square feet. For zone lots greater than 6,000 square feet and up to 7,000 square feet the ADU building footprint may be a maximum of 864 square feet. The district does not require any off-street vehicular parking for single-unit dwellings, but if provided, parking for the DADU must be accessed from the alley; street access is allowed when no alley is present.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized below.

Design Standards	E-SU-Dx (Existing)	E-SU-D1x (Proposed)
Primary Building Forms Allowed	Urban House; Suburban House	Urban House; Suburban House
Maximum Height in Stories/Feet, Front 65% of Zone Lot*	2.5 stories / 30 feet to 35 feet	2.5 stories / 30 to 35 feet
Maximum Height in Stories/Feet, Rear 35% of Zone Lot*	Urban House: 1 story / 19 feet Suburban House: 2.5 stories / 30 to 35 feet	Urban House: 1 story / 19 feet Suburban House: 2.5 stories / 30 to 35 feet
DADU Maximum Height in Stories / Feet	DADUs not permitted	1.5 stories / 24 feet
Zone Lot Size (Min.)	6,000 square feet	6,000 square feet
Zone Lot Width (Min.)	50 feet	50 feet
Primary Street Block Sensitive Setback Required / If not	Yes / 20 feet	Yes / 20 feet
Side Street Setback (Min.)*	5 feet	5 feet
Side Interior Setback (Min.)*	5 feet	5 feet
Rear Setback, Alley / No Alley	12 feet / 20 feet	12 feet / 20 feet
Building Coverage per Zone Lot including all accessory structures (Max.), not including exceptions	37.5 %	37.5%
Detached Accessory Building Forms Allowed	Detached Garage, Other Detached Accessory Structures	Detached Accessory Dwelling Unit, Detached Garage, Other Detached Accessory Structures

*Based on subject property width of 50 feet

Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Assessor: Approved – No Response.

Asset Management: Approved – No Comments.

Development Services-Fire: Approved – No Comments.

Denver Public Schools: Approved – No Response.

Development Services - Project Coordination: Approve Rezoning Only - Will require additional information at Site Plan Review.

Application will need to go through building and zoning permit review processes. Zoning review will occur through the Residential review team.

Development Services - Transportation: Approve – See Comments Below

DES Transportation approves the subject zoning change. The applicant should note that redevelopment of this site may require additional engineering, ROW dedication to the City, access changes, traffic studies and/or right of way improvements. The extent of the required design and improvements will be determined once this property begins the redevelopment process. The results of any traffic studies may require the construction of off-site mitigation or may limit the proposed density of the project.

Development Services - Wastewater: Approved – See Comments Below

There is no objection to the rezone. Upon rezoning applicant will need to obtain a building permit. Independent sanitary service lines may be required, historical drainage paths must be maintained. Approval of this rezone on behalf of Wastewater does not state, or imply, public storm/sanitary infrastructure can, or cannot, support the proposed zoning. Commitment to serve proposed structure will be based on permit issuance.

Parks and Recreation: Approved – No Response.

Public Health and Environment: Approved – No Response

Department of Transportation and Infrastructure – City Surveyor: Approve Rezoning Only - Will require additional information at Site Plan Review

Proposed revisions have been made to legal description. Approved.

LOTS 31 AND 32, BLOCK 5, OAKLAND,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	02/22/2021
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	04/06/2021
Planning Board public hearing: (recommended for approval)	04/21/2021
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	04/13/2021
Land Use, Transportation and Infrastructure Committee of the City Council:	04/27/2021
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	06/21/2021
City Council Public Hearing:	07/12/2021

- **Registered Neighborhood Organizations (RNOs)**
 - To date, staff has not received comment letters from Registered Neighborhood Organizations.
- **Other Public Comment**
 - To date, staff has not received letters from the public.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

DZC Section 12.4.10.7

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

DZC Section 12.4.10.8

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

1. Consistency with Adopted Plans

The following adopted plans apply to this application:

- Denver Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)
- Park Hill Neighborhood Plan

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, including:

- Equitable, Affordable and Inclusive Goal 2, Strategy A – *Create a greater mix of housing options in every neighborhood for all individuals and families* (p. 28).

E-SU-D1x allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use and introduces a new housing type to a largely single-unit neighborhood. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit homes that currently dominate the Northeast Park Hill neighborhood.

- Strong and Authentic Neighborhoods Goal 1, Strategy B – *Ensure neighborhoods offer a mix of housing types and services for a diverse population* (p. 34).

The proposed rezoning would allow infill development appropriate for the surrounding neighborhood that broadens the range of housing types available.

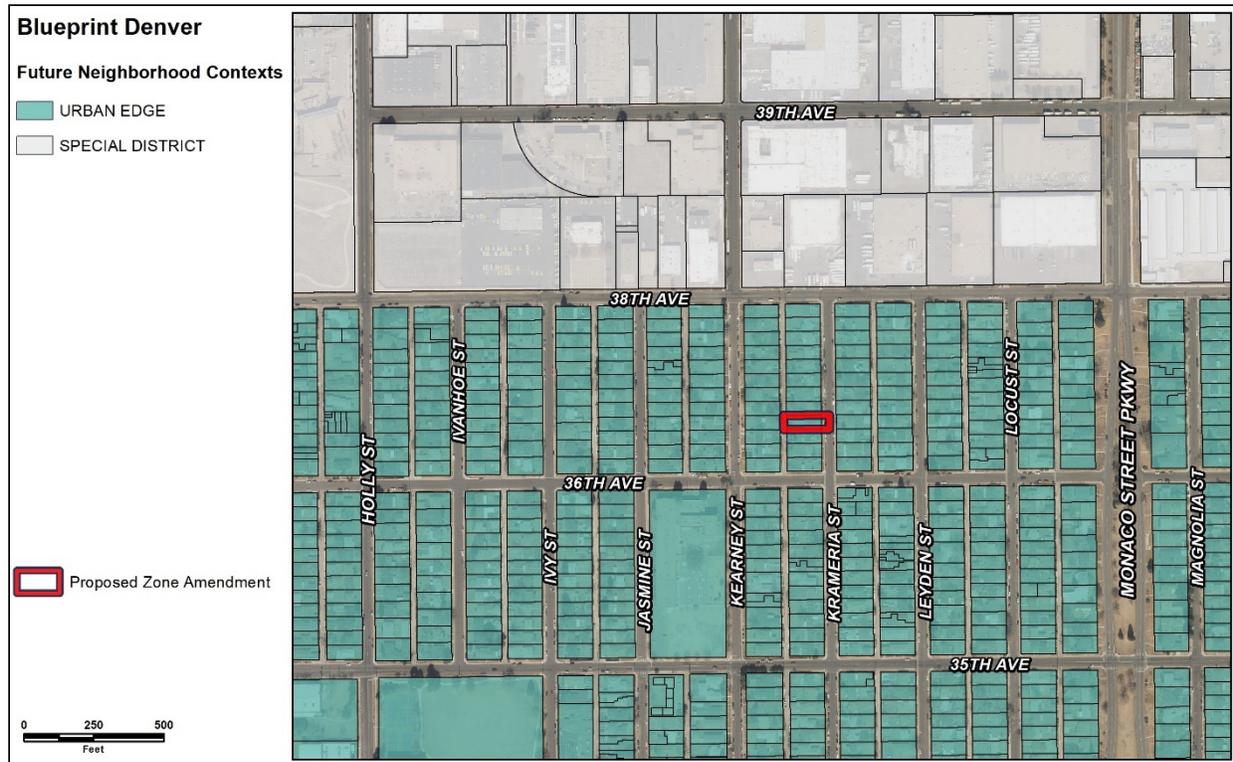
- Environmentally Resilient Goal 8, Strategy A – *Promote infill development where infrastructure and services are already in place* (p. 54).

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.

Blueprint Denver

Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city’s land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a Low Residential place within the Urban Edge Neighborhood Context and provides guidance on the future growth strategy for the city.

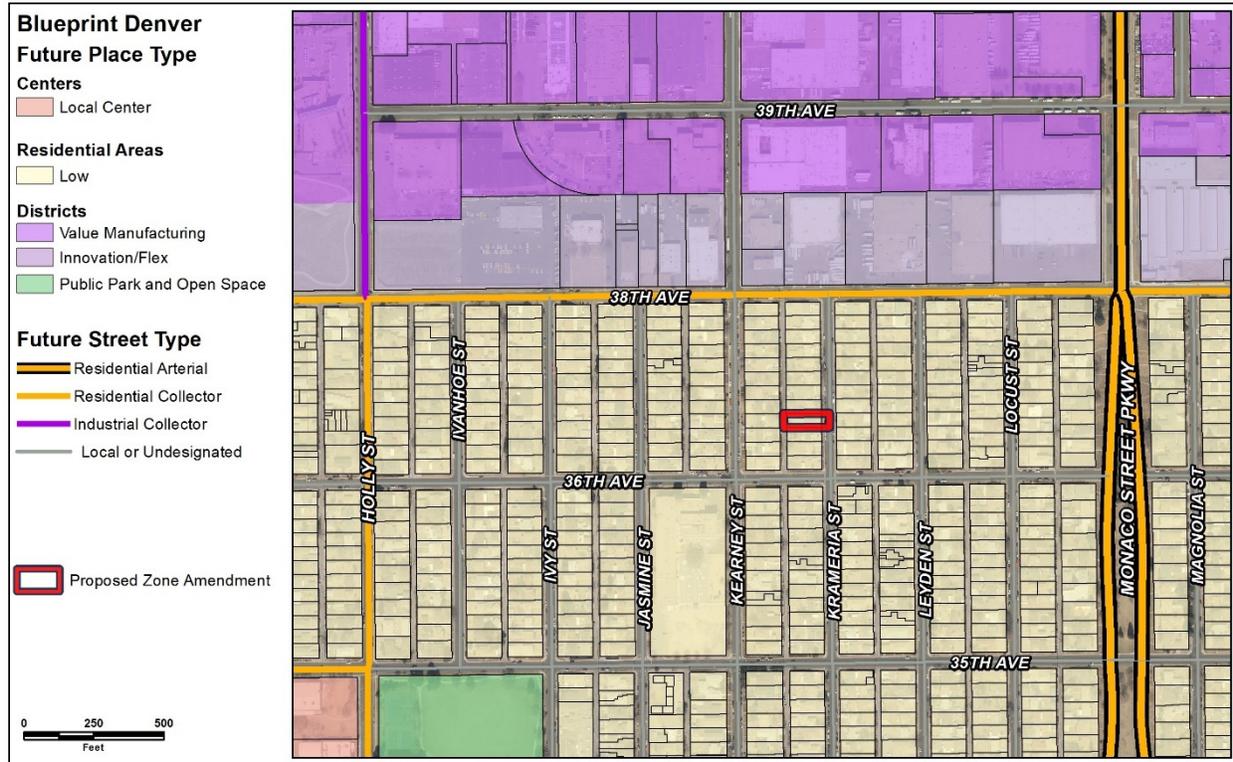
Blueprint Denver Future Neighborhood Context



In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility at a high scale, between neighborhoods. The subject property is shown on the context map as an Urban Edge Neighborhood Context, the description of which is used to guide appropriate zone districts (p. 66). *Blueprint Denver* describes the Urban Edge neighborhood context as follows: “Residential areas generally are single-unit and two-unit uses, with some low-scale multi-unit embedded throughout. Commercial nodes are generally found along key corridors or at intersections. Block patterns are generally a mix of suburban and urban elements—streets may be rectangular or curved and alleys are sometimes present. Multi-unit buildings and commercial nodes are generally low-scale” (p. 206).

E-SU-D1x is a zone district within the Urban Edge Neighborhood Context and is intended “to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context” and “the building form standards, design standards and uses work together to promote desirable residential areas” (DZC 4.2.2.1). E-SU-D1x is consistent with *Blueprint Denver’s* future neighborhood context of Urban Edge because it will promote the residential character of the neighborhood by allowing a small-scale ADU that will be compatible with the existing residential area.

Blueprint Denver Future Places

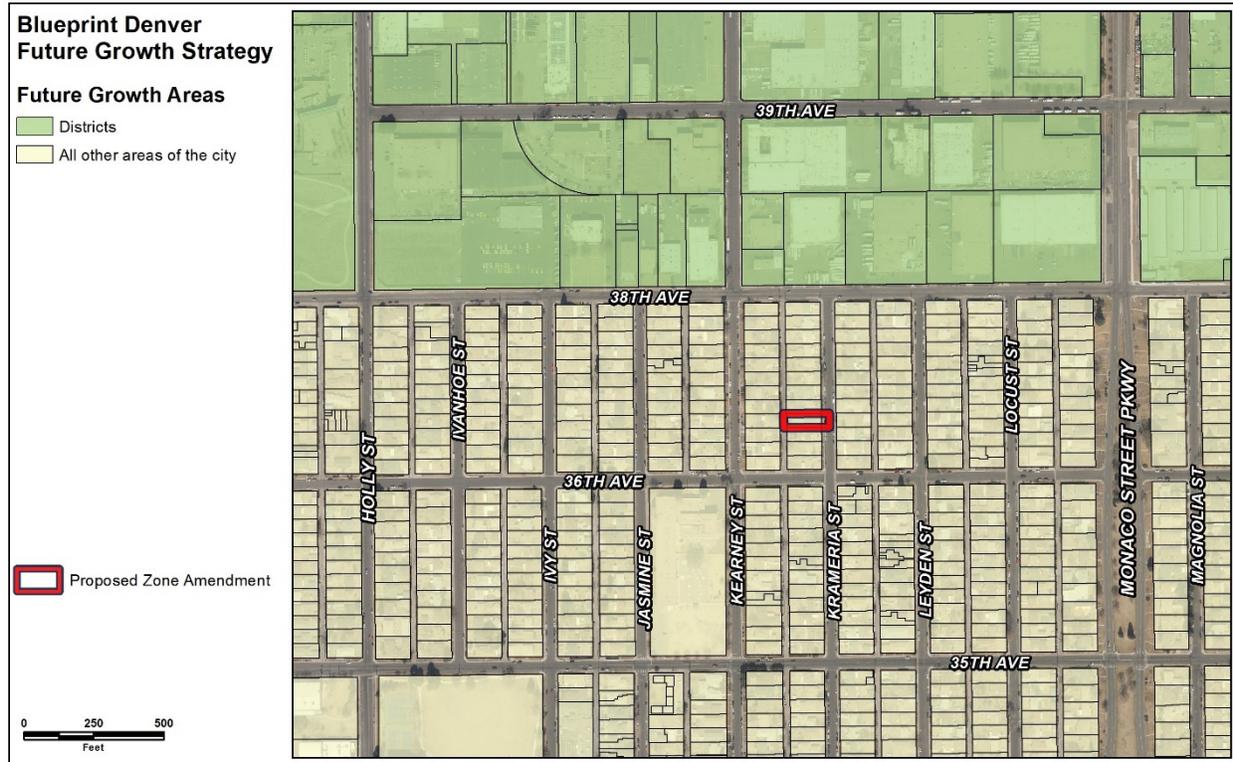


Within the Urban Edge Neighborhood Context, the subject property is categorized as a Residential Low Future Place with a land use and built form defined by *Blueprint Denver* as “predominately single- and two-unit uses on small or medium lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible. Some civic and institutional uses are compatibly integrated throughout and limited mixed-use can occur along arterial and collector streets, as well as where commercial uses have been already established. Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional residential intensity. Low to medium building coverage. Buildings are generally up to 2.5 stories in height” (p. 214). The proposed E-SU-D1x zone district, allowing a 1.5-story detached ADU on the rear of a small lot, is compatible with this Future Place type.

Blueprint Denver Street Types

In *Blueprint Denver*, Future Street Types work in concert with the Future Places to evaluate the appropriate intensity of adjacent development (p. 67). *Blueprint Denver* classifies Krameria Street as a Local or Undesignated Future Street Type, which “can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses.” (p. 161). The proposed E-SU-D1x district is consistent with this street type because it allows for residential and some civic uses.

Blueprint Denver Growth Strategy



Blueprint Denver's growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject property is part of the "All other areas of the city" growth area. These areas anticipate experiencing around 20% of new housing growth and 10% of new employment growth by 2040 (p. 51). This growth area contains "mostly residential areas with embedded local centers and corridors (that) take a smaller amount of growth intended to strengthen the existing character of our neighborhoods" (p. 49). The proposed E-SU-D1x zone district which would allow an ADU is appropriate in this growth area as it will minimally contribute to development intensity in the neighborhood while maintaining the area's single-unit residential character.

Blueprint Denver Strategies

Blueprint Denver provides additional recommendations related to rezoning to allow for ADUs.

- Housing Policy 4 Strategy E – "A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezonings to enable ADUs in all residential areas, specifically where proximate to transit, are appropriate. Unless there is a neighborhood plan supporting ADUs, rezonings should be small in area in order to minimize impacts to the surrounding residential area" (p. 84).

In this case, the requested rezoning is a single zone lot in a residential area, within a few blocks of an RTD bus route and near a commuter rail station. This rezoning to an ADU zone district will have minimal impacts on the character of the surrounding neighborhood and is consistent with *Blueprint Denver* recommendations.

Small Area Plan: Park Hill Neighborhood Plan

The request meets the following goal and recommendation from the *Park Hill Neighborhood Plan*:

- **Land Use and Zoning Goal:** *“Maintain the existing integrity of the residential character of Park Hill. Assure that continued growth and development in Park Hill results in a balanced and compatible mix of housing types and densities.”* (p. 32).
- **Land Use and Zoning Action Recommendation 3:** *“Create and maintain a mix of housing types and sizes that are attractive and affordable to a diversity of ages, incomes, household types, sizes, cultural and ethnic backgrounds.”* (p. 33).

The proposed ADU would maintain the existing integrity of Northeast Park Hill and increase the mix of housing options in the neighborhood, which is comprised of single-unit, two-unit, and multi-unit dwellings and is thereby consistent with the small area plan.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to E-SU-D1x will result in the uniform application of zone district building form, use and design regulations.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the city through implementation of the city’s adopted land use plan which recommends *“the expansion of accessory dwelling units throughout all residential areas”* (p. 84). The proposed rezoning would also provide the benefit of an additional housing unit that is compatibly integrated into the surrounding neighborhood. The building form standards and allowed uses of the proposed zone district promote compatibility with the building forms and uses allowed in the surrounding area.

4. Justifying Circumstance

The application identifies the adoption of *Blueprint Denver* as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, *“Since the date of the approval of the existing Zone District, there has been a change to such as degree that the proposed rezoning is in the public interest. Such a change may include: Changed or changing conditions in a particular area, or in the city generally; or a city adopted plan; or that the city adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.”*

As discussed above, *Blueprint Denver* 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 district. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.

5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

The requested E-SU-D1x zone district is within the Urban Edge Neighborhood Context, which *“is primarily single-unit and two-unit residential uses”* and *“single-unit residential structures are typically the Urban House and Suburban House building forms”* (DZC, Division 4.1). This context *“consists of a regular pattern of block shapes”* and *“a mixed presence of alleys”* (DZC, Division 4.1). The residential area of the Northeast Park Hill neighborhood consists mostly of single-unit residential uses in rectangular blocks with alley access. The proposed rezoning to E-SU-D1x is consistent with the neighborhood context description.

The general purpose of residential zone districts in this context is to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context (DZC Section 4.2.2.1). The building form standards, design standards, and uses work together to promote desirable residential areas. Common residential characteristics are recognized but variation is accommodated. The proposed E-SU-D1x district is consistent with the context description and the zone district general purpose because it will help preserve the existing single-unit use, form, and streetscape of the immediate area while allowing a small-scale ADU in the rear yard.

The specific intent of the E-SU-D1x zone district *“is a single unit district allowing suburban houses, urban houses and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet. Setbacks and lot coverage standards accommodate front and side yards similar to E-SU-Dx and allow a detached accessory dwelling unit in the rear yard”* (DZC Section 4.2.2.2.F.). The subject property at 3625 North Krameria Street contains a single-unit dwelling on a lot of 6,250 square feet. Adopted plans recommend allowing detached accessory dwelling units and limited growth in this area compatible with the existing character. Therefore, rezoning this site would be consistent with the specific intent of the requested zone district.

Attachments

1. Application

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	Shandra Knight	Representative Name	Bruce O'Donnell
Address	3625 N Krameria Street	Address	1115 Acoma Stret
City, State, Zip	Denver, CO 80207	City, State, Zip	Denver, Co 80204
Telephone	303-913-2131	Telephone	720-441-3310
Email	shandraleeknight@gmail.com	Email	bodonnell@starboardrealtygroup.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):	3625 N Krameria Street		
Assessor's Parcel Numbers:	0129204005000		
Area in Acres or Square Feet:	6,250 sf, approx: 0.143		
Current Zone District(s):	E-SU-Dx		
PROPOSAL			
Proposed Zone District:	E-SU-D1x		
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	<u>1/4/2021</u> _____	
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)	<u>1/14/2021 - Zoom/Virtual</u> _____	

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>Parkhill 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 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 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 _E-SU-D1x 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:

See Exhibits A-F



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
Shandra Knight	3625 N Krameria St. Denver, Co 80207 303.913.2131 shandraknight@gmail.com	100%	<i>Shandra Knight</i>	01/20/2021	A	Yes

Last updated: November 10, 2020

Return completed form to rezoning@denvergov.org

List of Exhibits

- Exhibit A:** Property Legal Description

- Exhibit B:** Description of Consistency with Adopted City Plans (DRMC 12.4.10.7 (A, B & C))

- Exhibit C:** Description of Justifying Circumstances and Neighborhood Context (DRMC 12.4.10.8 (A&B))

- Exhibit D:** Letter of Authorization for STARBOARD Realty Group, LLC to act as Representative

- Exhibit E:** Proof of Ownership, Assessors Record

- Exhibit F:** Letters of Support & Neighborhood Outreach

EXHIBIT A

Property Legal Description

Legal Description

3625 N KRAMERIA STREET

LOTS 31 AND 32, BLOCK 5, OAKLAND,

CITY AND COUNTY OF DENVER, STATE OF COLORADO

EXHIBIT B

Description of Consistency with Adopted City Plans

Exhibit B

Statement of Compliance with General Review Criteria (DZC § 12.4.10.7)

This application proposes to rezone the approximately 0.143-acre properties located at 3625 N Krameria Street from E-SU-DX to E-SU-D1x (the “Property”) to facilitate use of the Property that is consistent with the recommendations in the adopted Plans.

The Property is located in the Northeast Park Hill neighborhood on the west side of N Krameria Street, north of E 36th Avenue. Today the Property is zoned E-SU-DX a residential zone district allowing suburban and urban houses with a minimum zone lot area of 6,000 square feet. Existing context surrounding the Property include: E-SU-Dx, E-SU-G, E-TU-C, and OS-A. Located within ½ mile of multiple RTD transit routes including 43 along Martin Luther King Jr. Blvd which connects riders to Downtown Denver and to the A Line to DIA via Central Park Transit Station. There is dedicated bicycle modal priority within a ½ mile on Kearny Street, MLK Blvd., Monaco Blvd., and 35th Avenue. Denver as a city has been experiencing exponential growth, these changes have resulted in the need to rezone the Property to meet community wants and needs.

The map amendment requests to rezone the Property to the E-SU-D1x Zone District. This zone district is a single unit district that would allow the Property to have an accessory dwelling unit (ADU). This zoning is otherwise identical to the zoning today. The successful rezoning will blend in with, support, and sustain the existing residential character of the neighborhood. The proposed map amendment would enable modest growth in an appropriate scale and form while diversifying the housing stock that the City needs.

REVIEW CRITERION DZC § 12.4.10.7. A – Consistency with Adopted Plans: The proposed official map amendment is consistent with the City’s adopted plans.

This proposed map amendment is consistent with the Denver Comprehensive Plan 2040, Blueprint Denver (2019), Housing an Inclusive Denver (2018), and Park Hill Neighborhood Plan (2000).

The proposed map amendment is consistent with many objectives of Denver Comprehensive Plan 2040 including:

VISION ELEMENTS: STRONG AND AUTHENTIC NEIGHBORHOODS

GOAL 1: Create a city of complete neighborhoods.

STRATEGIES:

- *Ensure neighborhoods offer a mix of housing types and services for a diverse population.*
- *Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.*

VISION ELEMENTS: EQUITABLE, AFFORDABLE, AND INCLUSIVE

GOAL 1: Ensure all of Denver residents have safe, convenient, and affordable access to basic services and a variety of amenities.

STRATEGIES:

- *Increase development of housing units close to transit and mixed-use developments.*

GOAL 2: Build housing as a continuum to serve residents across a range of incomes, ages, and needs.

STRATEGIES:

- Create a greater mix of housing options in every neighborhood for all individuals and families.

VISION ELEMENTS: ENVIRONMENTALLY RESILIENT

GOAL 8: Clean our soils, conserve land and grow responsibly.

STRATEGIES

- Promote infill development where infrastructure and services are already in place.
- Focus growth by transit stations and along high- and medium-capacity transit corridors.

The proposed E-SU-D1x zone district allows for an additional dwelling unit that is accessory to the primary single-family use and introduces a new housing type to a largely single-family neighborhood. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs than the single-family homes that are found in much of the Northeast Park Hill neighborhood. The proposed E-SU-D1x zoning would allow development at an intensity consistent with the surrounding neighborhood that would increase the diversity and supply of housing in the area. In addition, the proposed map amendment would allow additional building forms compatible with the existing neighborhood. The proposed map amendment will allow for modest density 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. Therefore, the proposal is consistent with multiple strategies of the vision elements in *Comprehensive Plan 2040*.

The proposed map amendment is consistent with the objectives of Blueprint Denver 2019 including:

The **Blueprint Denver** *Place* designation for the subject property is *Low Residential* in an *Urban Edge* neighborhood context.

Urban Edge neighborhoods are described as:

“The urban edge context areas are predominately residential and tend to act as a transition between urban and suburban areas. Homes in this context are typically low-scale single- and two-unit residential with some small scale multi-unit residential. Commercial and mixed-use development in this context tends to be found along the main corridors bordering traditional residential areas, with some larger center development.” (BPD pg. 205)

Urban Low Residential Land use and Built Form:

*“Predominately single- and two-unit uses on small or medium lots. **Accessory dwelling units and duplexes are appropriate** and can be thoughtfully integrated where compatible. Some civic and institutional uses are compatibly integrated throughout and limited mixed-use can occur along arterial and collector streets, as well as where commercial uses have been already established. Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional residential intensity. Low to medium buildings coverage. Building are generally up to 2.5 stories in height.” (BPD pg. 215)*

Growth Strategy for this area is designated as:

All other areas of the city: 10% of new jobs and 20% of new households.

Street Type for the Property is designated as:

Local: *“Local streets can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses.” (BPD pg. 160)*

The proposed E-SU-D1x zone district is an appropriate district that compliments the characteristics of Urban Edge neighborhoods and complies with the vision of a Low Residential area. It will appeal to the desired single-unit uses while introducing modest density through the allowance of an ADU. This zoning is otherwise identical to the zoning today. This zone district appeals to the City’s growth strategy, allowing the development of an ADU is a low-intensity approach that will add to the housing stock. This zone district complies with the local street type and character through its residential uses. In addition, the multiple RTD bus routes nearby along with bike friendly routes and dedicated lanes, makes the Property an excellent multi modal accessible location ensuring that residents have access to transit and amenities.

Blueprint Denver Recommendations – Land Use and Built Form: Housing:

4. Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. (BPD pg. 82)

- *“Study and implement allowances for ADUs – including those attached and detached from the primary home – in all neighborhood contexts and residential zone districts”*
- *“A citywide approach to enable ADUs is preferred. Until a holistic approach is in place individual rezonings to enable ADUs in all residential areas, especially where adjacent to transit, are appropriate. Unless there is a neighborhood plan supporting ADUs, rezonings should be small in area in order to minimize impacts to the surrounding residential area.”*

The proposed E-SU-D1x zone district directly addresses the recommendations in Blueprint Denver. It adds to and diversifies the housing stock. The zoning standards within the E-SU-D1x zone district allow a low-scale accessory dwelling unit structure that will be compatible with the existing residential area, and consistent with the Blueprint Denver Urban context.

An Equitable City:

“While all of the vision elements are essential to Blueprint Denver, equity is especially important to the community. In recent years, Denver’s economic strength and population growth have benefited many, but not all. Today Blueprint Denver is integrating equity into planning in ways that Blueprint Denver 2002 did not. Without accounting and adjusting for important equity considerations, the forces of change acting on our city will prevent it from achieving its vision for inclusive, complete neighborhoods.” (BPD pg. 30)

Equity Concept: Expanding Housing and Jobs Diversity - *providing a better and more inclusive range of housing and employment options in all neighborhoods.*

The Importance of Housing and Jobs Diversity

“The vision of an inclusive Denver relies on a diverse range of residents, businesses and employees. Areas that become too homogeneous and exclusive threaten that vision by reducing or eliminating choice for anyone but the most affluent and privileged. A lack of housing options at various sizes and prices often means certain populations—including families, the elderly and people with disabilities—are not able to live in neighborhoods of their choice. Increasing the range of housing and job options will also advance the important goal to maintain and increase racial, ethnic and socioeconomic diversity in Denver’s neighborhoods. Certain housing types, such as attainable homeownership, can help build wealth and improve economic mobility for Denver residents.

It is the desire of many residents and stakeholders for all neighborhoods to accommodate some level of growth and to incorporate a greater variety of housing and employment options. If done right, this can enable more inclusive and diverse communities.” (BPD pg. 40)

The E-SU-D1x zone district will open the property to allow an ADU, which is not offered in the current zone district. While zoning predominantly addresses land uses and building form, it is important to understand the relationship between a property’s zoning and how its uses effects the community in both character and accessibility to basic needs such as housing and employment. This includes accessibility to amenities such as transit, parks/open space, healthcare, walkability/ bike-ability to a local center, local corridor, community corridor and regional center from the future places map. This zone district would allow for a low-intensity development in an appropriate location. It will modestly introduce a new housing option in an area that is predominantly single-unit homes. It is valuable to the neighborhood and the City that a E-SU-D1x zoning introduces more housing opportunities to the area than what is offered in the zoning today.

The proposed map amendment is consistent with the objectives of Housing an Inclusive Denver (2018) including:

Legislative and Regulatory Priorities:

Recommendation 2: *Expand and strengthen land-use regulations for affordable and mixed-income housing.*

- *“Through Blueprint Denver and supplemental implementation actions such as zoning modifications, the City should support land-use regulations that incentivize affordable and mixed-use housing, including expanding the development of accessory dwelling units.” (HAID pg. 9)*
- *Key Actions: Encourage development of a mix of residential development types throughout Denver neighborhoods that provide residents with a diversity of housing choices (including price, size, and tenure of housing options) through specific zoning and land use recommendations in Blueprint Denver. (HAID pg. 50)*

The proposed rezoning to E-SU-D1x is consistent with the recommendations of the Housing an Inclusive Denver Plan. The allowance for an accessory dwelling unit will add to the mix of residential housing types in the area that is in character with the neighborhood. It will conform with the neighborhood context, building height and zone lot size recommendations in the existing zoning.

The proposed map amendment is consistent with the objectives of the Park Hill Neighborhood Plan (2000) including:

Land Use and Zoning:

Goals:

- *“Maintain the existing integrity of the residential character of Park Hill. Assure that continued growth and development in Park Hill results in a balanced and compatible mix of housing types and densities.” (PHNP pg.32)*

Action Recommendations:

- *“LZ-3 Create and maintain a mix of housing types and sizes that are attractive and affordable to a diversity of ages, incomes, household types, sizes, cultural and ethnic backgrounds.” (PHNP pg. 33)*

The Park Hill Neighborhood Plan as adopted over two decades ago. Since then, Denver has experienced significant growth and change. While there is no specific language directed towards ADUs, the proposed rezoning to E-SU-D1x is consistent with the goals and recommendations of the Park Hill Neighborhood Plan. The plan encourages growth and development that is consistent with the residential character of Park Hill area. The plan supports and recommends a mix of housing types and sizes; the development of an ADU is a low-intensity approach to diversifying the housing stock. The integration of accessory dwelling units will address the missing middle housing while allowing for development that is in character with the neighborhood.

REVIEW CRITERION DZC § 12.4.10.7.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.

Future development of the Property will result in uniformity of E-SU-D1x district regulations and restrictions.

REVIEW CRITERION DZC § 12.4.10.7.C – Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.

The proposed map amendment will further the public health, safety, and general welfare of the City by facilitating the improvement and development of the Property as desired by the City's adopted plan.

EXHIBIT C

Description of Justifying Circumstances and Neighborhood Context

Exhibit C

Statement of Compliance of Additional Review Criteria for Non-Legislative Rezoning (DZC § 12.10.8)

CRITERION DZC § 12.4.10.8.A - 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: Changed or changing conditions in a particular area, or in the city generally; or a city adopted plan; or that the city adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.”

Justifying circumstances for rezoning 3625 North Krameria Street include:

1. *Changed or changing conditions in a particular area, or in the city generally*
2. *A city adopted plan*

The .143 acre Property is in a residentially dense neighborhood consisting of predominantly single unit homes. In Denver, hundreds of new housing units have been delivered in recent years and more are on the way. This growing population has called for not only an increase of housing units but for a variety of housing options as well. As an Urban Edge residential neighborhood immediately outside of downtown, this area will continue to be a desirable neighborhood to live in and will need to be able to provide options for the diverse population.

The adoption of Blueprint Denver in 2019 has introduced new land use recommendations and strategies to address Denver’s growing population. Blueprint specifically recommends diversifying the housing stock through the allowance of accessory dwelling units throughout all residential areas. Blueprint Denver also recommends adding additional housing in areas near transit, services, and amenities.

In addition, in 2016, the RTD A Line connecting Union Station to Denver International Airport opened. The Property is halfway between the 40th & Colorado Station and the Central Park Station on the A Line. This major transit and public infrastructure investment is a changing condition near the property that reinforces the wisdom of expanding housing stock and allowing ADUs in the vicinity and for the Property specifically.

Numerous neighborhood serving restaurants, services and retail establishments have also opened up since 2010 along E 38th Avenue that provide resources easily accessible to the Property.

CRITERION DZC § 12.4.10.8.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.

E-SU-D1x is a single unit district in the Urban Edge neighborhood context and which is characterized by the Denver Zoning Code as “a mix of elements from both the Urban and Suburban Neighborhood Contexts. The Urban Edge Neighborhood Context is primarily single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically the Urban House and Suburban House building forms.” (DZC 4.1.1). The proposed map amendment is consistent with surrounding building forms and is appropriate for the street type the Property is located on, therefore in character to the Urban Edge neighborhood context.

This general purpose of this residential district is to “to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood. The building form standards, design standards, and uses work together to promote desirable residential areas. The regulations provide certainty to property owners, developers, and neighborhoods about the limits of what is allowed in a residentially-zoned area. These regulations are also intended to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment.” (DZC 4.2.2.1). The specific intent of the E-SU-D1x zone district is “a single unit district allowing suburban houses, urban houses and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet. Setbacks and lot coverage standards accommodate front and side yards similar to E-SU-Dx and allow a detached accessory dwelling unit in the rear yard.” (DZC 4.2.2.2). This ensures new development that contributes positively to established character of the neighborhood.

Today, the immediate neighborhood context around the Property is residential zoning. The proposed E-SU-D1x zone district of the Property will further embrace the residential character of the Northeast Park Hill neighborhood through modest density. It will uphold the purpose of a residential district in an Urban Edge neighborhood context by reinforcing the desired development patterns while accommodating reinvestment.

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.

EXHIBIT D

Letter of Authorization for STARBOARD Realty Group, LLC to act as Representative

Shandra Knight
3625 N Krameria Street
Denver, Co 80207

December 22, 2020

Mr. Bruce O'Donnell
STARBOARD Realty Group, LLC
770 Sherman Street, Suite 108
Denver, CO 80203
bodonnell@starboardrealtygroup.com
720-441-3310

Dear Bruce,

This letter serves as authorization for STARBOARD Realty Group, LLC to act on behalf of and represent Shandra Knight for the purpose of submitting and processing the rezoning application for the property owned by Shandra Knight at 3625 N Krameria Street in Denver, CO.

Sincerely,

Shandra Lee Knight

Shandra Knight

EXHIBIT E

Proof of Ownership, Assessors Record

3625 N KRAMERIA ST

Owner	KNIGHT,SHANDRA 3625 N KRAMERIA ST DENVER, CO 80207-
Schedule Number	01292-04-005-000
Legal Description	OAKLAND B5 L31 & 32
Property Type	SFR Grade C, D, or E, w/RK
Tax District	DENVER

Print Summary

Property Description			
Style:	1 STORY	Building Sqr. Foot:	990
Bedrooms:	3	Baths Full/Half:	2/0
Effective Year Built:	1952	Basement/Finish:	0/0
Lot Size:	6,250	Zoned As:	E-SU-DX

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

Current Year			
	Actual	Assessed	Exempt
Land		\$124,900	\$8,930 \$0
Improvements		\$270,200	\$19,320
Total		\$395,100	\$28,250

Prior Year			
	Actual	Assessed	Exempt
Land		\$124,900	\$8,930 \$0
Improvements		\$270,200	\$19,320
Total		\$395,100	\$28,250

EXHIBIT F

LETTERS OF SUPPORT & NEIGHBORHOOD OUTREACH

DATE: January 15 2021

TO: Members of CPD, Planning Board, and District 8 Councilman Chris Herndon

SUBJECT: Support for ADU Rezoning of 3625 N Krameria Street from E-SU-DX to E-SU-DX1

Dear Members of CPD, Planning Board, and Councilman Chris Herndon:

My name is Romelia Sandoval and I live at

3621 Krameria St

I am an immediate neighbor of Shandra Knight at 3625 N. Krameria Street.

I am contacting you to let you know that I support the proposed rezoning of 3625 N Krameria Street from E-SU-DX to E-SU-DX1 to allow for the development of an ADU. 3625 N Krameria Street is owned by my neighbor Shandra Knight. The Knight family wishes to build an ADU so that the grandmother (the Applicant's mother) can be close to her family including her grandchildren, allowing her to age in place at 3625 Krameria with her family. The Knight family has shared information about their plans with me to build what used to be called a "Granny Flat". They have been transparent and inclusive in reaching out to neighbors who are informed of their ADU plans.

I agree with the plans to build an ADU in the rear of her property and I am supportive of the proposed rezoning which allows her to do so. In addition, adding small houses to the housing stock helps foster home ownership and mitigates affordable housing and displacement issues. I am also appreciative of the Knight family's efforts to involve the community in this process.

I also understand that Blueprint Denver City-Wide Plan identifies this as an appropriate location for ADUs and the rezoning request is consistent with the recommendations of the plan.

For these reasons I am in support of Shandra's rezoning request and urge you to vote for its approval.

Sincerely,

Romelia Sandoval

DATE: January 17 2021

TO: Members of CPD, Planning Board, and District 8 Councilman Chris Herndon

SUBJECT: Support for ADU Rezoning of 3625 N Krameria Street from E-SU-DX to E-SU-DX1

Dear Members of CPD, Planning Board, and Councilman Chris Herndon:

My name is Keith + Courtney Purvis and I live at

3650 Krameria St

I am an immediate neighbor of Shandra Knight at 3625 N. Krameria Street.

I am contacting you to let you know that I support the proposed rezoning of 3625 N Krameria Street from E-SU-DX to E-SU-DX1 to allow for the development of an ADU. 3625 N Krameria Street is owned by my neighbor Shandra Knight. The Knight family wishes to build an ADU so that the grandmother (the Applicant's mother) can be close to her family including her grandchildren, allowing her to age in place at 3625 Krameria with her family. The Knight family has shared information about their plans with me to build what used to be called a "Granny Flat". They have been transparent and inclusive in reaching out to neighbors who are informed of their ADU plans.

I agree with the plans to build an ADU in the rear of her property and I am supportive of the proposed rezoning which allows her to do so. In addition, adding small houses to the housing stock helps foster home ownership and mitigates affordable housing and displacement issues. I am also appreciative of the Knight family's efforts to involve the community in this process.

I also understand that Blueprint Denver City-Wide Plan identifies this as an appropriate location for ADUs and the rezoning request is consistent with the recommendations of the plan.

For these reasons I am in support of Shandra's rezoning request and urge you to vote for its approval.

Sincerely,

Keith Purvis Courtney Purvis

DATE: January 13, 2021

TO: Members of CPD, Planning Board, and District 8 Councilman Chris Herndon

SUBJECT: Support for ADU Rezoning of 3625 N Krameria Street from E-SU-DX to E-SU-DX1

Dear Members of CPD, Planning Board, and Councilman Chris Herndon:

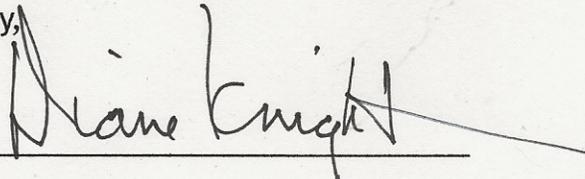
My name is _____ Diane Knight (age 82)

I live in Whalan, MN

I am contacting you to let you know that I support the proposed rezoning of 3625 N Krameria Street from E-SU-DX to E-SU-DX1 to allow for the development of an ADU. 3625 N Krameria Street is owned by my daughter, Shandra Knight.

The Knight family wishes to build an ADU so that I, Shandra's mother, may be close to my family and will be able to age in place independently and in their loving care. I understand this to be an excellent solution for our aging population and I desire to be included. Thank you.

Sincerely,



NEIGHBORHOOD OUTREACH
PROPOSED REZONING INFORMATION LETTER

The following letter was created to inform neighbors of the proposed rezoning of 3625 Krameria Street and the Knight family's intention to build a "Granny Flat" ADU so that the Grandmother can age in place near her loved ones.

The document following the information letter is an address list of surrounding properties and owners that the letter was delivered to.

Hello neighbor,

Happy New Year, I hope you are healthy and well. My name is Shandra Knight and I live nearby at 3625 N Krameria. I am contacting you to inform you of my plans to rezone my property solely to allow the development of an Accessory Dwelling Unit (ADU). My family wishes to build a small apartment in the rear of our property for my 80-year-old mother, this type of dwelling unit used to be called a "Granny Flat". The intention is that this would allow my mother to be close to me and her grandchildren and allow her to age in place near her loved ones. The proposed zone district E-SU-D1x is identical to the zone district on my property today, except it would allow an ADU on the property. It is my intention to be a good neighbor and be transparent with my plans and extend the courtesy to let you know of my proposed rezoning.

I am happy to share information or answer questions about the proposed rezoning if you have any.

You may email me at shandraleeknight@gmail.com

Thank you for your understanding!

Shandra Knight

3625 N KRAMERIA NEIGHBORS**OWNER ADDRESS (IF NOT OWNER OCCUPIED)**

GALLANT,BARBARA A
3600 KEARNEY ST
DENVER, CO 80207-1322

BURNS,DYLAN
3610 KEARNEY ST
DENVER, CO 80207-1322

MYERS,MARGUERITE
3620 KEARNEY ST
DENVER, CO 80207-1322

CAMPBELL,CASEY
3630 KEARNEY ST
DENVER, CO 80207-1322

NOBLE FAMILY TRUST
3636 KEARNEY ST
DENVER, CO 80207-1322

WALKER,RODNEY B
3640 KEARNEY ST
DENVER, CO 80207-1322

3650 N KEARNEY ST
DENVER, CO 80207-1322
REAGAN,SHAWN M
3651 KRAMERIA ST
DENVER, CO 80207-1345

3645 N KRAMERIA ST
DENVER, CO 80207-1345

3635 N KRAMERIA ST
DENVER, CO 80207-1345
SANDOVAL,ROMELIA A & MANUEL

3621 KRAMERIA ST
DENVER, CO 80207-1345
SNEED,LYMON W & VANESSA
3615 KRAMERIA ST
DENVER, CO 80207-1345

3601 N KRAMERIA ST
DENVER, CO 80207-1345

3600 N KRAMERIA ST
DENVER, CO 80207-1344
SHOAGA,MAIKUDI & SAFIATU
3610 KRAMERIA ST
DENVER, CO 80207-1344

HINKSON,RALPH H & RONI
1270 HOLLY ST
DENVER, CO 80220-2618

PEREZ,ABEL
3620 LOCUST ST
DENVER, CO 80207-1339
CA DUKES & ASSOCIATES LLC
19104 E BAKER PL
AURORA, CO 80013-6418

ZOELLE INVESTMENTS LLC
1628 MADISON ST
DENVER, CO 80206-1824
SANGSTER,SCOTT A
2029 S MACON WAY
AURORA, CO 80014-1115

SHOAGA,MAIKUDI
3616 KRAMERIA ST
DENVER, CO 80207-1344
APPLETON,WANDA F
3630 KRAMERIA ST
DENVER, CO 80207-1344
RODRIGUEZ,SAMUEL
3632 KRAMERIA ST
DENVER, CO 80207-1344
PALOMINO,JOSE T
3640 KRAMERIA ST
DENVER, CO 80207-1344
PURVIS,COURTNEY
3650 KRAMERIA ST
DENVER, CO 80207-1344