



REZONING GUIDE

Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Andrew Hall
Address	2000 West Virginia Avenue
City, State, Zip	Denver, CO, 80223
Telephone	501-690-8946
Email	AndrewHallDenver@gmail.com
*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.	

PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Representative Name	
Address	
City, State, Zip	
Telephone	
Email	
**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	

Please attach Proof of Ownership acceptable to the Manager 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.

SUBJECT PROPERTY INFORMATION	
Location (address):	2000 West Virginia Avenue, Denver, CO, 80223
Assessor's Parcel Numbers:	0516211010000
Area in Acres or Square Feet:	7240
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 <u>10/28/2020</u> <input type="checkbox"/> No - if no, describe why not
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> Yes - if yes, state date and method <u>10/28/2020 by Email</u> <input type="checkbox"/> No - if no, describe why not (in outreach attachment) <u>Followed up with a zoom call on 11/13/20</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 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): _____</p> <p>Housing an Inclusive Denver The proposed map amendment is consistent with <i>Housing an Inclusive Denver</i>, including: Attainable Homeownership, Recommendation 1: “Promote programs that help households maintain their existing homes. The City and its partners should target existing homeowner rehabilitation programs to residents in vulnerable neighborhoods, promote financial literacy education for prospective and existing homeowners, and promote the development of accessory dwelling units as a wealth-building tool for low and moderate-income homeowners” (p. 14).</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 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 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>

Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria.

(Check boxes to affirm.)

DZC Sec. 12.4.10.8

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:

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.

The proposed map amendment application identifies the adoption of *Blueprint Denver* as the Justifying Circumstance. 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 districts. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.

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.

The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed E-SU-D1 Zone District.

REQUIRED ATTACHMENTS

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

- Legal Description (required to be separate attachment in Microsoft Word document format.)
- Proof of Ownership Document (e.g. Assessor's record, property deed, etc.)

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:

REZONING GUIDE

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
Andrew J. Hall	2000 W. Virginia Av. Denver, CO 80223 501-690-8946 AndrewHallDenver@gmail.com	100%	<i>Andrew Hall</i>	3/9/2021	A	YES

ATHMAR PARK UNIT NUMBER 1, BLOCK 2, LOT 10
CITY AND COUNTY OF DENVER, STATE OF COLORADO

2000 West Virginia Avenue ADU Project Explanation

To Whom it May Concern,

I plan on building a detached accessory dwelling unit at 2000 West Virginia Avenue, Denver, CO 80223 to help create additional housing for the neighborhood, as well as increase my total equity in the property. The additional income stream from the property will help me pay down my mortgage in a quicker timeframe and will also allow me to make needed property improvements.

Building Specs:

- 350-500 sq ft
- Single story, detached
- Total projected cost - \$125,000
- Studio-Shed identified as the contractor and builder

Thanks,

Andrew Hall
Property Owner
501-690-8946

Denver Property Taxation and Assessment System

[New Search](#)

2000 W VIRGINIA AVE

Owner	Schedule Number	Legal Description	Property Type	Tax District
HALL, ANDREW 2000 W VIRGINIA AVE DENVER, CO 80223-1930	05162-11-010-000	ATHMAR PARK UNIT NO 1 B2 L10	RESIDENTIAL	DENV

- [Summary](#)
- [Property Map](#)
- [Assessed Values](#)
- [Assessment Protest](#)
- [Taxes](#)
- [Comparables](#)
- [Neighborhood Sales](#)
- [Chain of Title](#)

[Print Summary](#)

Property Description

Style:	13	Building Sqr. Foot:	1253
Bedrooms:	3	Baths Full/Half:	1/0
Effective Year Built:	1949	Basement/Finish:	0/0
Lot Size:	7,240	Zoned As:	E-SU-DX
Mill Levy:	72.116	Document Type:	WD

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

2000 W VIRGINIA AVE

Owner	Schedule Number	Legal Description	Property Type	Tax District
HALL, ANDREW 2000 W VIRGINIA AVE DENVER, CO 80223-1930	05162-11-010-000	ATHMAR PARK UNIT NO 1 B2 L10	RESIDENTIAL	DENV

Summary	Property Map	Assessed Values	Assessment Protest	Taxes	Comparables	Neighborhood Sales	Chain of Title
-------------------------	------------------------------	---------------------------------	------------------------------------	-----------------------	-----------------------------	------------------------------------	--------------------------------

Chain Of Title Records

Reception Number *	Reception Date *	Instrument *	Sale Date *	Sale Price *	Grantor	Grantee *
2019004254	1/11/2019	WD	1/4/2019	\$308,500	EMMONS, KRISTIN	HALL, ANDREW
2013126836	8/27/2013	WD	8/14/2013	\$179,225	AUBRY, PATRICK R	EMMONS, KRISTIN
2008157153	11/18/2008	WD	7/28/2008	\$154,500	ROBBINS, DANNY L & RUNELL S	AUBRY, PATRICK R
2008022946	2/22/2008	SW	2/4/2008	\$75,000	GREENPOINT MORTGAGE FUNDING	ROBBINS, DANNY L & RUNELL S
2006170865	10/25/2006	PT	10/25/2006		MELENDEZ, JORGE & PAZ	GREENPOINT MORTGAGE FUNDING
JT00009401	1/19/2000	QC	1/16/2000	\$10	MELENDEZ, JORGE	MELENDEZ, JORGE & PAZ
0000217194	12/24/1998	WD	12/18/1998	\$102,500	KOLTAY, ROGER S	MELENDEZ, JORGE
0000044683	3/25/1998	WD	2/27/1998	\$70,000	HAASE REVOCABLE TRUST	KOLTAY, ROGER S
0000003477	1/10/1994	QC	1/4/1994		HAASE, WILLIAM C JR &	HAASE REVOCABLE TRUST