

Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

| PROPERTY OWNER INFORMATION* | | PROPERTY OWNER(S) REPRESENTATIVE** | |
|---|--|--|--|
| <input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION | | <input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION | |
| Property Owner Name | Ben Waldman | Representative Name | |
| Address | 2900 Eudora St | Address | |
| City, State, Zip | Denver, CO 80207 | City, State, Zip | |
| Telephone | (303) 523-2959 | Telephone | |
| Email | ben.waldman@hey.com | 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): | A) 2900 N Eudora St B) 2685 N Dahlia St C) 3025 N Glencoe St | | |
| Assessor's Parcel Numbers: | A) 0130410010000 B) 0130332024000 C) 0130404016000 | | |
| Area in Acres or Square Feet: | A) 6,250 sq. ft B) 8,860 sq. ft C) 6,250 sq. ft | | |
| Current Zone District(s): | A) E-SU-DX B) U-SU-C C) E-SU-DX | | |
| PROPOSAL | | | |
| Proposed Zone District: | A) E-SU-D1X B) U-SU-C1 C) 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>03/16/2021</u> <input type="checkbox"/> No - if no, describe why not _____ | | |
| Did you contact the City Council District Office regarding this application? | E-mailed Chris Herndon's office and spoke with him via phone in 02/21 <input checked="" type="checkbox"/> Yes - if yes, state date and method _____ <input type="checkbox"/> No - if no, describe why not (in outreach attachment) _____ | | |

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

| | |
|---|--|
| <p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check box to the right to affirm) DZC Sec. 12.4.10.7</p> | <p><input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</p> <p>Denver Comprehensive Plan 2040 The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:</p> <ul style="list-style-type: none"> • Goal 2, Strategy A. Equitable, Affordable and Inclusive – "Create a greater mix of housing options in every neighborhood for all individuals and families" (p. 28). The proposed zone district allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit neighborhoods. • Goal 8, Strategy A. Environmentally Resilient - "Promote infill development where infrastructure and services are already in place" (p. 54). The proposed map amendment will allow an additional housing unit on the site of an existing home where infrastructure and services such as water, stormwater, and streets already exist. This allows Denver to grow responsibly and promotes land conservation. <p>Blueprint Denver The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and strategies in <i>Blueprint Denver</i>, including:</p> <ul style="list-style-type: none"> • Policy 4, Strategy E - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. <p>Neighborhood/ Small Area Plan (list all, if applicable): _____</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> |

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| <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 <u>Urban Edge & Urban</u> Zone District.</p> |
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REQUIRED ATTACHMENTS

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

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

ADDITIONAL ATTACHMENTS (IF APPLICABLE)



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

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

Please list any other additional attachments:

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

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

| Property Owner Name(s) (please type or print legibly) | Property Address City, State, Zip Phone Email | Property Owner Interest % of the Area of the Zone Lots to Be Rezoned | Please sign below as an indication of your consent to the above certification statement | Date | Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved | Has the owner authorized a representative in writing? (YES/NO) |
|--|--|--|---|--|---|--|
| EXAMPLE John Alan Smith and Josie Q. Smith | 123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov | 100% | <i>John Alan Smith</i> <i>Josie Q. Smith</i> | 01/01/12 | (A) | YES |
| Benjamin Waldman Alisha Black-Mallon | 2900 Eudora St Denver, CO 80207 (303) 523-2959 ben.waldman@hey.com | 100% | <i>Ben Waldman</i>  <small>Alisha black-mallon (Oct 19, 2021 21:13 MDT)</small> | 10/19/21 Oct 19, 2021 | (A) | Yes |
| Katharine Zubin-Stathopoulos Elaine Stathopoulos David Zubin | 2685 N Dahlia St Denver, CO 80207 (716) 261-6461 did2030@gmail.com | 100% |  <small>Katharine Zubin-Stathopoulos (Oct 19, 2021 19:24 MDT)</small> <i>Elaine Stathopoulos</i> <small>Elaine Stathopoulos (Oct 21, 2021 12:16 EDT)</small> <i>David A. Zubin</i> <small>David A. Zubin (Oct 21, 2021 12:54 EDT)</small> | Oct 19, 2021 Oct 21, 2021 Oct 21, 2021 | (A) | Yes |
| William McDonald Kelly McDonald | 3025 N Glencoe Denver, CO 80207 (303) 718-3874 wm.reconst@gmail.com | 100% | <i>wgm3</i> <small>wgm3 (Oct 19, 2021 20:48 MDT)</small> <i>Kelly McDonald</i> <small>Kelly McDonald (Oct 22, 2021 14:11 MDT)</small> | Oct 19, 2021 Oct 22, 2021 | (A) | Yes |

Legal Description of Subject Properties

Parcel 1

Address: 2900 N Eudora St, Denver, CO 80207
Assessor's Parcel: 01304-10-010-000
Legal Description: PARK HILL ANNEX B6 L23 & 24
Subdivison: PARK HILL ANNEX

Parcel 2

Address: 2685 N Dahlia St, Denver, CO 80207
Assessor's Parcel: 01303-32-024-000
Legal Description: SECOND ADD TO PARK HILL HEIGHTS B5 L46 TO 48 & N 20FT OFL45
Subdivison: 2ND ADDITION TO PARK HILL HEIGHTS

Parcel 3

Address: 3025 N Glencoe St, Denver, CO 80207
Assessor's Parcel: 01304-04-016-000
Legal Description: PARK HILL ANNEX B20 L31 & 32
Subdivison: Park Hill Annex

Written Project Narrative

The property owners at 2900 Eudora St and 3025 Glencoe St seek to construct detached accessory dwelling units on their respective properties within the zoning standards under the proposed zoning districts.

The property owner at 2685 N Dahlia St seeks to convert their existing basement into an attached accessory dwelling unit.

The City of Denver needs additional housing units and specifically a variety of options such as detached and attached dwelling units. ADUs complement single family neighborhoods such as Park Hill very well and are a critical component to solving the housing shortage.

Outreach Efforts

We've reached out to the ten listed registered neighborhood organizations and notified them of our intent to submit this application.

We've contacted all adjacent neighbors and have had positive responses.

District 8 Councilperson Chris Herndon spoke with Ben Waldman, via phone after being notified of our intent via e-mail.

2900 N EUDORA ST

| | |
|--------------------------|--|
| Owner | MALLON,ALISHA S BLACK WALDMAN,BENJAMIN M 2900 EUDORA ST DENVER, CO 80207-2663 |
| Schedule Number | 01304-10-010-000 |
| Legal Description | PARK HILL ANNEX B6 L23 & 24 |
| Property Type | SFR Grade C, D, or E, w/RK |
| Tax District | DENVER |

Print Summary

| Property Description | | | |
|------------------------------|-------------|----------------------------|---------|
| Style: | 13: 1 STORY | Building Sqr. Foot: | 964 |
| Bedrooms: | 2 | Baths Full/Half: | 2/0 |
| Effective Year Built: | 1941 | Basement/Finish: | 964/868 |
| 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 | | \$268,600 | \$19,200 | \$0 |
| Improvements | | \$200,700 | \$14,350 | |
| Total | | \$469,300 | \$33,550 | |

| Prior Year | | | | |
|--------------|--------|------------------|-----------------|-----|
| | Actual | Assessed | Exempt | |
| Land | | \$249,900 | \$17,870 | \$0 |
| Improvements | | \$205,100 | \$14,670 | |
| Total | | \$455,000 | \$32,540 | |

2685 N DAHLIA ST

| | |
|--------------------------|---|
| Owner | ZUBIN-STATHOPOULOS,KATHARINE DEVORAH STATHOPOULOS,ELAINE T ZUBIN,DAVID A 2685 DAHLIA ST DENVER, CO 80207-3047 |
| Schedule Number | 01303-32-024-000 |
| Legal Description | SECOND ADD TO PARK HILL HEIGHTS B5 L46 TO 48 & N 20FT OFL45 |
| Property Type | SFR Grade C, D, or E, w/RK |
| Tax District | DENVER |

Print Summary

| Property Description | | | |
|------------------------------|---------------|----------------------------|-----------|
| Style: | 14: 1.5 STORY | Building Sqr. Foot: | 1805 |
| Bedrooms: | 3 | Baths Full/Half: | 2/0 |
| Effective Year Built: | 1924 | Basement/Finish: | 1443/1238 |
| Lot Size: | 8,860 | Zoned As: | U-SU-C |

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

| Current Year | | | |
|--------------|--------|------------------|-----------------|
| | Actual | Assessed | Exempt |
| Land | | \$566,400 | \$40,500 \$0 |
| Improvements | | \$257,500 | \$18,410 |
| Total | | \$823,900 | \$58,910 |

| Prior Year | | | |
|--------------|--------|------------------|-----------------|
| | Actual | Assessed | Exempt |
| Land | | \$485,500 | \$34,710 \$0 |
| Improvements | | \$251,900 | \$18,010 |
| Total | | \$737,400 | \$52,720 |

3025 N GLENCOE ST

| | |
|--------------------------|---|
| Owner | MCDONALD,WILLIAM MCDONALD,KELLY 3001 FOREST ST DENVER, CO 80207-2720 |
| Schedule Number | 01304-04-016-000 |
| Legal Description | PARK HILL ANNEX B20 L31 & 32 |
| Property Type | SFR Grade C |
| Tax District | DENVER |

Print Summary


| Property Description | | | |
|------------------------------|-------------|----------------------------|---------|
| Style: | 13: 1 STORY | Building Sqr. Foot: | 969 |
| Bedrooms: | 3 | Baths Full/Half: | 2/0 |
| Effective Year Built: | 1948 | Basement/Finish: | 969/969 |
| 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 | | \$268,600 | \$19,200 \$0 |
| Improvements | | \$164,700 | \$11,780 |
| Total | | \$433,300 | \$30,980 |

| Prior Year | | | |
|--------------|--------|------------------|-----------------|
| | Actual | Assessed | Exempt |
| Land | | \$249,900 | \$17,870 \$0 |
| Improvements | | \$183,800 | \$13,140 |
| Total | | \$433,700 | \$31,010 |

I, Alisha Black-Mallon (2900 Eudora St), authorize Ben Waldman to represent me on my behalf in all matters regarding the ADU map amendment application.


Alisha black-mallon (Oct 19, 2021 21:13 MDT)
Alisha Black-Mallon

Oct 19, 2021

Date

We, Katharine Zubin-Stathopoulos, Elaine Stathopoulos and David Zubin (2685 N Dahlia St), authorize Ben Waldman to represent me on my behalf in all matters regarding the ADU map amendment application.



[Katharine Zubin-Stathopoulos \(Oct 19, 2021 19:24 MDT\)](#)

Katharine Zubin-Stathopoulos

Oct 19, 2021

Date



[Elaine Stathopoulos \(Oct 21, 2021 12:49 EDT\)](#)

Elaine Stathopoulos

Oct 21, 2021

Date



[David A. Zubin \(Oct 21, 2021 12:54 EDT\)](#)

David Zubin

Oct 21, 2021

Date

We, William and Kelly McDonald (3025 N Glencoe St) authorize Ben Waldman to represent me on my behalf in all matters regarding the ADU map amendment application.

wgm3
wGM3 (Oct 19, 2021 20:48 MDT)

William McDonald

Oct 19, 2021

Date

Kelly McDonald
Kelly McDonald (Oct 22, 2021 14:11 MDT)

Kelly McDonald

Oct 22, 2021

Date











EudoraDahliaGlencoe_ADUMapAmend_211011_Rev1


Final Audit Report


2021-10-22


| | |
|-----------------|---|
| Created: | 2021-10-20 |
| By: | Ben Waldman (ben@livingcraft.design) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAmq3KxcCL7Z2RY2vOR15vilctWD8kGa5 |


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Signature Date: 2021-10-22 - 8:11:16 PM GMT - Time Source: server- IP address: 174.29.113.202

 Agreement completed.
2021-10-22 - 8:11:16 PM GMT