



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	Felicitas Gandarilla	Representative Name	Josefina Escalante
Address	4130 ALCOTT ST	Address	850 S Pecos St
City, State, Zip	Denver, CO, 80211	City, State, Zip	Denver, CO 80223
Telephone	303-898-3079	Telephone	303 378-6737
Email		Email	josefina@escalanteproperties.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):	5004 Lincoln St		
Assessor's Parcel Numbers:	2154-06-014-000		
Area in Acres or Square Feet:	6350		
Current Zone District(s):	E-SU-D		
PROPOSAL			
Proposed Zone District:	U-SU-C1		
PRE-APPLICATION INFORMATION			
Did you receive and review the slide deck: "Constructing an Accessory Dwelling Unit"?	<input checked="" type="checkbox"/> Yes - I have received and reviewed this information <input type="checkbox"/> No - I have not received these slides		
Did you contact the City Council District Office regarding this application ?	<input checked="" type="checkbox"/> Yes - if yes, state date and method <u>07/06/2022, 4PM BY EMAIL</u> <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): <u>Globeville Neighborhood Plan 2014</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. 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.</p> <p>(Check boxes to affirm.)</p> <p>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>U-SU-C1</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						
<p>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.</p>						
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
Felicitas Gandarilla	4130 ALCOTT ST DENVER, CO 80211 303-898-3079 felicitasg@fairwaymc.com	100%		7/06/22	(A)	YES



2017085954
Page: 1 of 1

06/30/2017 10:40 AM R \$13.00 D \$0.00
City & County of Denver QCD
Electronically Recorded

QUITCLAIM DEED

THIS DEED, Made this 19th day of May 2017, between Doc Fee \$0.00

Adrian Gaudarilla grantor(s),
and
Felicita Gandarilla, grantee,

Whose legal address is: 5004 Lincoln Street, Denver, CO 80216

FAMILY TRANSFER ONLY

WITNESS, that the grantor(s), for and in consideration of the sum of \$10.00 (Ten and No/100), the receipt and sufficiency of which is hereby acknowledged, have remised, released, sold, conveyed and QUIT CLAIMED, and by these presents do remise, sell, convey and QUIT CLAIM unto the grantees, their heirs and assigns forever, all the right, title, interest, claim and demand which the grantor(s) have in and to the real property, together with improvements, if any, situate, lying and being in the County of (Denver), State of Colorado, described as follows:

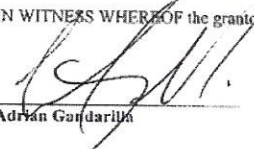
LOTS 23 AND 24, BLOCK 1, R.H. WREN SUBDIVISION,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

Also know by street and number as: 4130 Alcott Street, Denver, CO 80233

***** FOR TITLE PURPOSES ONLY *****

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor(s), either in law or equity, to the only proper use, benefit and behalf of the grantee(s), their heirs and assigns forever.

IN WITNESS WHEREOF the grantor(s) have executed this deed on the date set forth above.



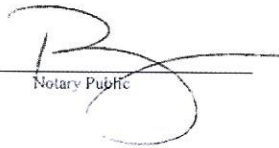
Adrian Gaudarilla

STATE OF COLORADO)
) SS.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 19th day of May 2017 by
Adrian Gaudarilla

My commission expires: *07/01/2021*

Witness my hand and official seal.



Notary Public

REBECCA J GARCIA
Notary Public
State of Colorado
Notary ID # 19934008370
My Commission Expires 07-01-2021

7-06-2022

RE: Rezoning Application for 5004 Lincoln Street. Denver, CO 80216

To Whom it May Concern:

I am the owner of the above property in northeast Denver neighborhood. The property currently has an existing 1 story 916 SF home on 6350 SF lot. I want to demo the existing structure and build a two-story new home, with garage that is accessible from the alley with a second story Accessory Dwelling Unit in the rear portion of their property, but current zoning does not allow for it. For this reason, we are proposing to change the zoning of this lot from E-SU-D to U-SU-C1.

We completed an initial Pre-Application meeting with Valerie Herrera from the Community Planning and Development Department for the City of Denver on May 12th, 2022, and the city was favorable to our request. We believe that adding an ADU to this property helps address the needs of the growing city of Denver to diversify housing choices. Our proposal coincides with Blueprint Denver: A Land Use and Transportation Plan (2019) and Housing an Inclusive Denver (2018), where they reference ADUs being a "tool for affordability and to stabilize residents at risk of displacement."

We also believe that this lot is a great fit for the addition of an ADU because of its location and proximity to various transportation corridors, the size of the existing lot and the lot's consistency with the surrounding zone districts.

We intend to design the ADU with respect to surrounding neighborhood context and forms with the architectural style. We completed our PreApp meeting with Valeri Herrera from the Community Planning and Development Department on May 12, 2022, and I've attached the research document he provided to us in the meeting with this submittal. On June 13th 2022, we sent out letters to registered neighborhood organizations by mail and in July 6, 2022 we send email notification to city council and the following RNO's to notify them of our intent for rezoning:

- Denver North Business Association
- Inter-Neighborhood Cooperation (inc). RNO 87
- Globeville Civic Partners. RNO 241.
- Reclaim The Eastside. RNO 595.

- United North Metro Denver. RNO 556.
- United Community Action Network. RNO 388.

We hope to hear soon from the above organizations and city council.

Sincerely,

A handwritten signature in blue ink, consisting of a stylized, elongated shape followed by a large, cursive letter 'R'.

Felicitas Gandarilla

May 27, 2022

To Whom It May Concern:

I, Felicitas Gandarilla the owner of the property located at 5004 Lincoln Street Denver, CO 80216, authorize Josefina Escalante to act as my agent for all submittals at the city and county of Denver.

Sincerely,

A handwritten signature in blue ink, consisting of several overlapping horizontal strokes followed by a large, stylized 'R' shape.

Felicitas Gandarilla

June 1, 2022

RE: Zoning application for 5004 Lincoln St, Denver, CO 80216

I am the owner of the property located at 5004 Lincoln St. Denver, CO 80216. The property currently has an existing 1 story 916 SF home on 6350 SF lot. I want to demo the existing home and build home with a new garage that is accessible from the alley, with a second story Accessory Dwelling Unit in the rear portion of their property. Current zoning does not allow for an accessory unit. For this reason, I am proposing to change the zoning of this lot from E-SU-D to U-SU-C1. I completed an initial Pre-Application meeting with Valerie Herrera from the Community Planning and Development Department for the City of Denver on May 12th, 2022, and the city is favorable to our request.

I would like to notify you of our intent for rezoning of this property. Our proposal coincides with *Blueprint Denver: A Land Use and Transportation Plan (2019)* and *Housing an Inclusive Denver (2018)*, where they reference ADUs being a “tool for affordability and to stabilize residents at risk of displacement.” I really believe that adding an ADU to this property helps address the needs of affordable housing of the growing city of Denver to diversify housing choices. I also believe that this lot is a great fit for the addition of an ADU because of its location and proximity to various transportation corridors, the size of the existing lot and the lot’s consistency with the surrounding zone districts. I intend to design the ADU with respect to surrounding neighborhood context and forms with the architectural style.

I am in the process of reaching out to the City Council office and various Registered Neighborhood Organizations in the area. We have been asked to provide written support (email is acceptable). We would value any letters to the city with support from you and welcome any feedback you may have for us regarding this proposal. Please use the following email for written support to: felicitasg@fairwaymc.com. Thank you for your time in reviewing our letter. We hope to hear from you soon!

Sincerely,

A handwritten signature in blue ink, appearing to read 'F. Gandarilla' followed by a large 'R.' or similar flourish.

Felicitas Gandarilla

Owner



Certificate Of Mailing

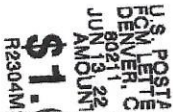
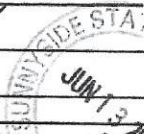
To pay fee, affix stamps or meter postage here.

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From: F Gandarilla P.O. Box 11573 Denver Co 80211

To: Denver North Business 2650 E 40th Ave Denver, Co 80205 ATT. Kobbi Farschman

PS Form 3817, April 2007 PSN 7530-02-000-9065



SUNNYSIDE 1766 W 46TH AVE DENVER, CO 80211-9998 (800)275-8777

06/13/2022 03:05 PM

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Total \$1.65

Table with columns: Product, Qty, Unit Price, Price. Includes items like First-Class Mail® Letter and Cert of Mailing.

Total \$1.65

Table with columns: Product, Qty, Unit Price, Price. Includes items like First-Class Mail® Letter and Cert of Mailing.

Total \$1.65

Grand Total: \$4.95

Cash \$5.00 Change -\$0.05

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August 2, 2022 \$1,000 PD CC



Certificate Of Mailing

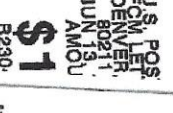
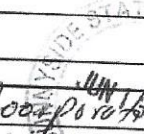
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This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: F Gandarilla P.O. Box 11573 Denver Co 80211

To: Inter Neighborhood Cooperative P.O. Box 300684 Denver Co 80206-6841 ATT. LOIETA KOEHLER

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

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From: F Gandarilla P.O. Box 11573 Denver Co 80211

To: Globeville Civic Park Assoc 510 E 51st Ave Suite 205 Denver Co, 80216 ATT. Joe Henry

PS Form 3817, April 2007 PSN 7530-02-000-9065



Denver North Business Association

RNO Number:199

2650 E. 40th Avenue

Denver, CO 80205

Contact: Robbi Farschman

Phone1: 303-320-4764

Email:

manager@denvernorthbusinessassociation.org president@denvernorthbusinessassociation.org

Website: <https://denvernorthbusinessassociation.org/>

Inter-Neighborhood Cooperation (INC). RNO Number:87

PO Box 300684

Denver, CO 80206-2418

Contact: Loretta Koehler

Phone1: 303-777-6475

Email:president@denverinc.org execcomm@denverinc.org

Globeville Civic Partners

RNO Number: 241

510 E 51st Ave., Suite 205

Denver, CO 80216

Contact: Joe Henry

Phone1: 303-810-1822

Phone2: 720-331-9113

Email: jhenry@jmpacific.com kragert616@gmail.com

June 1, 2022

RE: Zoning application for 5004 Lincoln St, Denver, CO 80216
Council District 9
Attn: Candi CdeBaca

I am the owner of the property located at 5004 Lincoln St. Denver, CO 80216. The property currently has an existing 1 story 916 SF home on 6350 SF lot. I want to demo the existing home and build home with a new garage that is accessible from the alley, with a second story Accessory Dwelling Unit in the rear portion of their property. Current zoning does not allow for an accessory unit. For this reason, I am proposing to change the zoning of this lot from E-SU-D to U-SU-C1. I completed an initial Pre-Application meeting with Valerie Herrera from the Community Planning and Development Department for the City of Denver on May 12th, 2022, and the city is favorable to our request.

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Sincerely,

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Felicitas Gandarilla

Owner