



Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Sven & Brandy Martin	Representative Name	
Address	4735 Quitman St.	Address	
City, State, Zip	Denver Co 80212	City, State, Zip	
Telephone	970-471-9859	Telephone	
Email	Sven@FeedYourSoulFitness.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):	4735 Quitman St Denver Co 80212		
Assessor's Parcel Numbers:	02191-03-013-000		
Area in Acres or Square Feet:	7510 Sq. Ft.		
Current Zone District(s):	U-SU-C		
PROPOSAL			
Proposed Zone District:	U-SU-C1		
PRE-APPLICATION INFORMATION			
Did you have a pre-application meeting with Development Services Residential Team?	<input checked="" type="checkbox"/> Yes - if yes, state the meeting date	11/9/2020	
	<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	Email 11/17/2020 Phone 11/18/2020	
	<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

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

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.

Denver Comprehensive Plan 2040

The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:

- **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.

Blueprint Denver

The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and strategies in *Blueprint Denver*, including:

- **Policy 4, Strategy E** - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.

Neighborhood/ Small Area Plan (list all, if applicable): _____

General Review Criteria: The proposal must comply with all of the general review criteria.

(Check boxes to affirm)

DZC Sec. 12.4.10.7

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.

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 *Blueprint Denver* which recommends "the expansion of accessory dwelling units throughout all residential areas" (*Blueprint Denver*, 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</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> Zone District.</p>
REQUIRED ATTACHMENTS	
Please check boxes below to affirm the following required attachments are submitted with this rezoning application:	
<p><input checked="" type="checkbox"/> 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</p> <p><input checked="" type="checkbox"/> 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.</p>	
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.):	
<p><input checked="" type="checkbox"/> Written Narrative Explaining Project</p> <p><input type="checkbox"/> Site Plan/ Drawings (if available)</p> <p><input checked="" type="checkbox"/> Narrative describing any outreach to City Council office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors.</p> <p><input type="checkbox"/> Written Authorization to Represent Property Owner(s) (if applicable)</p> <p><input type="checkbox"/> 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 document is required.)</p>	
Please list any other additional attachments:	
<p>Signed letters of neighbor support Letter delivered to all neighbors within 200ft of 4735 Quitman St. Not attached emails sent to BRUN & INC Not attached emails sent to Amanda Sandoval and Phone conversation with her office.</p>	



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
<i>Sven Martin</i> <i>Brandy Martin</i>	<i>4735 Quinman St.</i> <i>Denver, Co</i> <i>80212</i> <i>970-471-9859</i> <i>Sven & Brandy Soul Gardens . Com</i>	<i>100%</i>	<i>[Signature]</i> <i>[Signature]</i>	<i>12/4/2020</i> <i>12/4/2020</i>	<i>D</i>	<i>No</i>

4735 N QUITMAN ST

Owner	MARTIN,SVEN MARTIN,BRANDY 4735 QUITMAN ST DENVER, CO 80212-2558
Schedule Number	02191-03-013-000
Legal Description	S 56 1/2FT OF N 125FT OF L 3 BLK 3 BERKELEY PARK GARDENS
Property Type	SFR Grade C
Tax District	DENVER

Print Summary

Property Description			
Style:	1 STORY	Building Sqr. Foot:	662
Bedrooms:	2	Baths Full/Half:	1/0
Effective Year Built:	1925	Basement/Finish:	662/0
Lot Size:	7,510	Zoned As:	U-SU-C

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

Current Year			
	Actual	Assessed	Exempt
Land		\$428,800	\$30,660 \$0
Improvements		\$15,900	\$1,140
Total		\$444,700	\$31,800

Prior Year			
	Actual	Assessed	Exempt
Land		\$428,800	\$30,660 \$0
Improvements		\$15,900	\$1,140
Total		\$444,700	\$31,800

Real Estates Property Taxes for current tax year

Mill Levy * **72.116** *

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

The property tax system is undergoing an upgrade and the most recent tax assessment data is unavailable at this time. Please contact 311 if you need immediate assistance.

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	Y	Scheduled to be Paid by Mortgage Company ⓘ	N
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$2,149.97**

Assessed Value for the current tax year

Assessed Land	\$30,660.00	Assessed Improvements	\$1,140.00
Exemption	\$0.00	Total Assessed Value	\$31,800.00

Exhibit A

Legal Description

Lot Address: 4735 QUITMAN ST DENVER, CO 80212-2558

Legal Description:

The South 56.6 feet of the North 125 feet of Plot 3, Block 3, Berkeley Park Gardens,
City and County of Denver, State of Colorado

Hi,

We are your neighbors Sven and Brandy Martin. We live at 4735 Quitman. We wanted to take a minute and introduce ourselves and talk about a project we may be doing on our property.

We are reaching out as we are looking at adding an ADU to our property. We know there are arguments for and against these additions in neighborhoods. Recently Chaffe Park was rezoned for ADU's. Denver City Council has unanimously approved a rezoning of the Chaffee Park neighborhood to allow ADUs throughout northwest Denver neighborhoods. Our neighborhood was not included in this rezoning.

Our reasoning for adding an ADU would be for Brandy and I to use it as our main residence. We would then be able to live on our property while renting our main house. Brandy and I own small businesses within a mile of our house so we plan on staying in the neighborhood for the long term but do not need an entire house for the both of us. Our daughter is out of the house so at this time it is just the two of us.

Along with these reasons we also feel an ADU will add value to our neighborhood. We will add security cameras up and down the alley. We will be entering through the back and our garage under the ADU. As well as our windows will look into the alley providing more monitoring and security up and down the alley. I have personally chased away people looking over fences. We feel ADU's will cut down on theft in the neighborhood.

In a nut shell They make alleys safer. They make alleys prettier. The minute you put a new house [adjacent to an alley], you put people back there. And you're providing an affordable housing unit in the city. It will add off street parking. It provides density in a city that's starving for it. All of those things bring so much value to our neighborhood and Denver.

We have submitted our pre-application to the city to rezone our property to allow construction of an ADU. If the rezoning is approved, we are hoping to move forward with a Spring or Summer build.

Please let us know if you have any questions or concerns on our project. Feel free to give me (Sven) a call to talk it over. Attached is a letter of support with a pre-stamped envelope. If you are willing to show support for our project, please drop it in our mail box or mail it back to us.

Thank you for your time.

Sven and Brandy Martin
4735 Quitman St.
970-471-9859