

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 type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Daniel Cord Jennings	Representative Name	
Address	2154 South Lafayette Street	Address	
City, State, Zip	Denver, Colorado, 80210	City, State, Zip	
Telephone	303-356-0483	Telephone	
Email	cord.jennings@gmail.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):	2154 South Lafayette Street		
Assessor's Parcel Numbers:	05262-22-006-000		
Area in Acres or Square Feet:	6,250 square feet		
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 <input type="checkbox"/> No - if no, describe why not	<u>March 1, 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>October 6, 2021</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>University</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 Blueprint Denver 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 <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:



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)
Daniel Cord Jennings and Robin Soukup	2154 South Lafayette Street Denver, CO 80210	100%		11/9/2021	(B)	No

Last updated: November 10, 2020

Return completed form to rezoning@denvergov.org

201 W. Colfax Ave., Dept. 205
Denver, CO 80202
720-865-2974 • rezoning@denvergov.org



State Documentary Fee
 Date: April 09, 2020
 \$40.50

Special Warranty Deed
 (Pursuant to C.R.S. 38-30-113(1)(b))

Grantor(s), **BETTY HERZBERG**, whose street address is **2154 SOUTH LAFAYETTE STREET, DENVER, CO 80210**, City or Town of **DENVER**, County of **Denver** and State of **Colorado**, for the consideration of **(\$405,000.00) ***Four Hundred Five Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **DANIEL CORD JENNINGS AND ROBIN SOUKUP**, as Joint Tenants whose street address is **2154 SOUTH LAFAYETTE STREET, DENVER, CO 80210**, City or Town of **DENVER**, County of **Denver** and State of **Colorado**, the following real property in the County of **Denver** and State of **Colorado**, to wit:

LOTS 14 AND 15, BLOCK 19, EVANSTON, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

also known by street and number as: **2154 SOUTH LAFAYETTE STREET, DENVER, CO 80210**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

Signed this day of **April 09, 2020**.

Betty Herzberg

 BETTY HERZBERG

State of **Colorado**)
)ss.
 County of **douglas**)

The foregoing instrument was acknowledged before me on this day of **April 9th, 2020** by **BETTY HERZBERG**

Witness my hand and official seal

My Commission expires: 3/25/23

Elizabeth Franklin

 Notary Public

ELIZABETH FRANKLIN
NOTARY PUBLIC
STATE OF COLORADO
 NOTARY ID 20154012066
 My Commission Expires March 25, 2023

When recorded return to: **DANIEL CORD JENNINGS AND ROBIN SOUKUP**
2154 SOUTH LAFAYETTE STREET, DENVER, CO 80210



Legal Description

Lots 14 and 15 Block 19, Evanston, City and County of Denver, State of Colorado

Written Narrative Describing Project

Rezone property to allow for an ADU over my existing, detached garage. Change roof to 12 pitch to allow for 500 square foot, half-story space. Intend to use the ADU as an apartment for personal use and as DU student rental.

Narrative describing any outreach to City Council office, Registered Neighborhood Organizations, and surrounding neighbors

21 January 2021 – Met with Community Planning and Development office (attachment 1 and 2). Discussed rezoning application process and the applicability of my project as relates to rezoning. Noted as follow-up to discuss feasibility with the Denver Residential Development Services team, City Council, Registered Neighborhood organizations, and immediate surrounding neighbors.

1 March 2021 – After four separate attempts to contact with email, called the Denver Residential Development Services office. Finally got ahold of a team member and discussed the feasibility of an ADU project over attached garage. Noted as take-aways that a prescriptive method of building could be used on the project, that the ADU would have to be 1.5 stories (or less), 500 square feet at most, and would have to adhere to required set-backs should a new building be erected.

7 August 2021 – At an organized block party, discussed our plans with surrounding neighbors (approximately 10 owners of houses). Neighbors were either on Lafayette St. or immediately to our east on Humboldt. All neighbors were supportive of the rezoning process and building of the ADU.

9 September 2021 – Attended in-person University Neighbor meeting (University's Registered Neighborhood Organization). Asked about the process for rezoning and insights from the RNO. Noted that other residents have applied to rezone within the neighborhood and that depending on the project neighbors could be supportive or against. Suggested to reach out the Hon. Paul Kashmann's office as well as immediate neighbors.

6 October 2021 – Met with Councilman Paul Kashmann in person on property to view detached garage, discuss the project, and talk about rezoning process. Kashmann suggested to document out-reach to neighbors before formally submitting a rezoning application. See attachment 3 for email.

11 November 2021 – Formally documented immediate neighbors' support of rezoning and project (attachment 4).

To the members of The Community Planning and Development Office, City Council, and Planning Board:

By signing my name and address below I am confirming that I am a neighbor to Cord Jennings and Robin Soukup at 2154 South Lafayette Street, that they have informed me of their intention to apply for a rezoning to allow for an Auxiliary Dwelling Unit above their garage, and that I am supportive of their application to rezone.

Name: Courtney Collins and Ricardo Behrens

Date: November 6th, 2021

Address: 2140 S. Lafayette Street, Denver, CO 80210

Name: Liz and Sean Gill

Date: November 7th, 2021

Address: 2164 S. Lafayette St. Denver, CO 80210

Name: Peter and Andrea Petkovich

Date: 11/8/2021

Address: 2148 S. Lafayette St. Denver, CO 80210