



**TO:** Land Use, Transportation and Infrastructure Committee  
**FROM:** Libby Kaiser, AICP, Senior City Planner  
**DATE:** July 8, 2020  
**RE:** Official Zoning Map Amendment Application #2020I-00033

**Staff Report and Recommendation**

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2020I-00033.

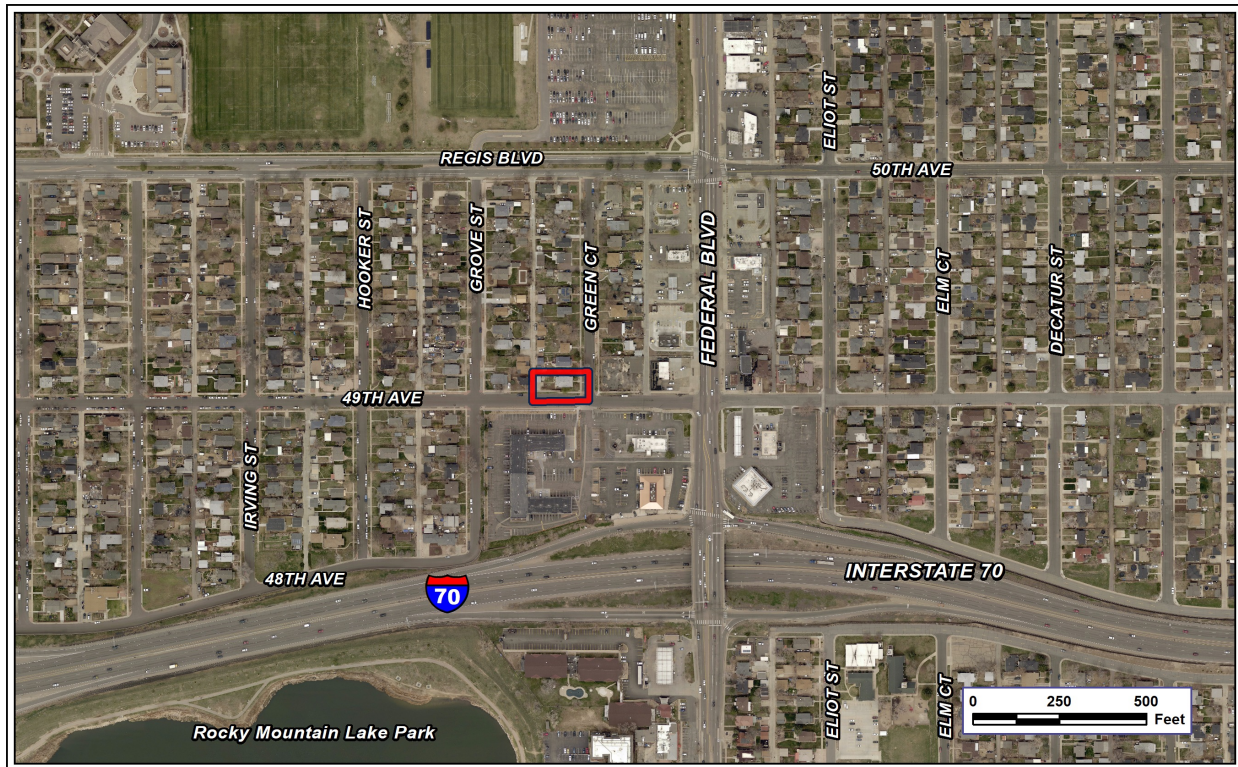
**Request for Rezoning**

Address: 4901 Green Court  
Neighborhood/Council District: Regis / Council District 1  
RNOs: Berkeley Regis United Neighbors, Berkeley Neighborhood Association, Federal Boulevard Corridor Improvement Partnership, Inter-Neighborhood Cooperation (INC)  
Area of Property: 6,240 sq ft square feet or 0.14 acres  
Current Zoning: U-SU-C  
Proposed Zoning: U-SU-C1  
Property Owner(s): Bryan Bayham and Diani Riopelle  
Owner Representative: None

**Summary of Rezoning Request**

- The subject property contains a single-story, single-unit dwelling originally built in 1923. The property is located southwest of Regis and Federal boulevards on the northwest corner of 49<sup>th</sup> Avenue and Green Court.
- The property owner is proposing to rezone the property to build an accessory dwelling unit.
- The proposed U-SU-C1, Urban, Single-Unit, C1 district allows urban houses and detached accessory dwelling units in the rear yard with a minimum zone lot area of 5,500 square feet. The district is intended for use in the Urban Neighborhood Context, which is characterized by single-unit and two-unit uses with small-scale multi-unit residential uses and commercial development typically embedded in residential areas. The maximum height of the Urban House building form is 30 to 35 feet for the front 65 percent of the zone lot and 17 to 19 feet in the rear 35 percent of the zone lot. The Detached Accessory Dwelling Unit (DADU) building form can be a maximum height of 24 feet. Single and two-unit residential uses are primarily located along local and residential arterial streets. Further details of the requested zone district(s) can be found in the proposed zone district section of the staff report (below) and in Article 5 of the Denver Zoning Code (DZC).

**Existing Context**



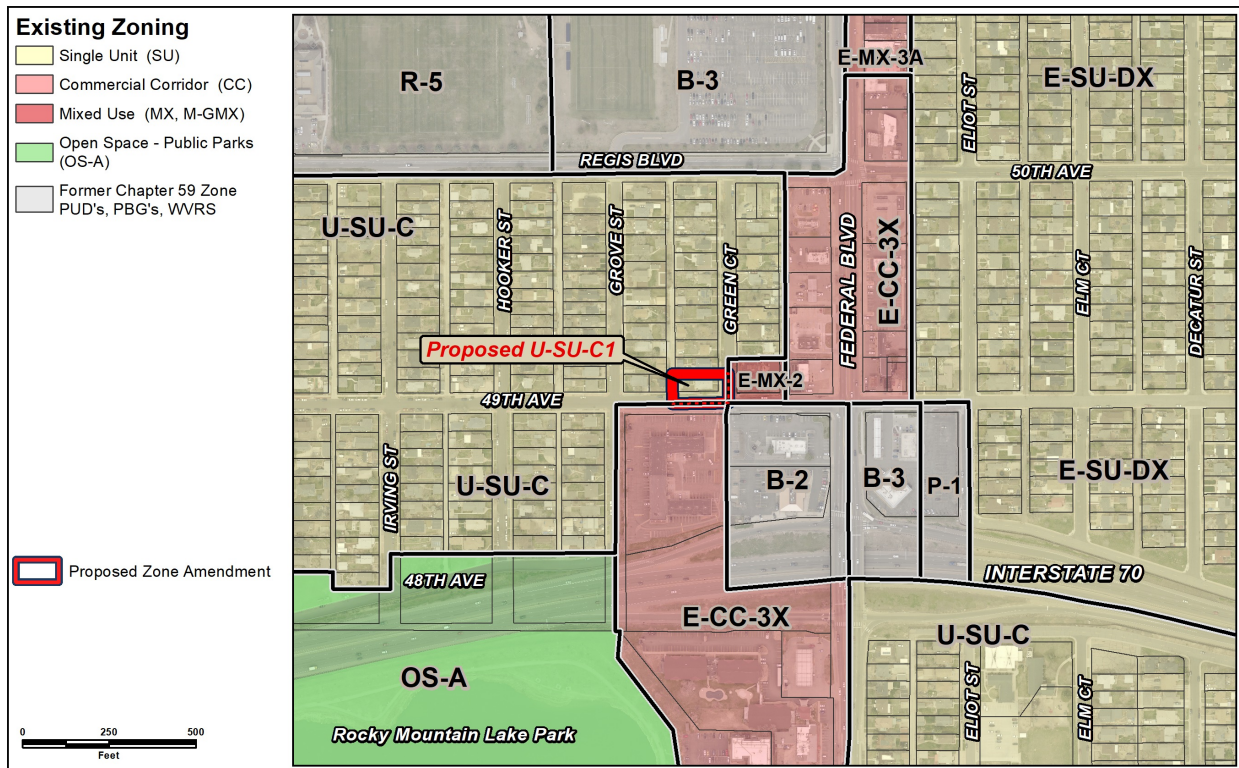
The subject property is in the southeast corner of the Regis statistical neighborhood, which is primarily characterized by single-unit dwellings and two major landmarks, including the Regis University Denver campus and the Willis Case Municipal Golf Course. The Federal Boulevard commercial corridor exists one block to the east and a mixed-use node on Lowell Boulevard is approximately one-half mile to the west. An interstate-oriented commercial center with a Burger King and Motel 6 are immediately south of the property with Rocky Mountain Lake Park further south across Interstate 70. The property is within one block of bus stops on Federal Boulevard, serving Route 31, and Regis Boulevard, serving Route 52, as well as a buffered bike lane on Regis.

The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	U-SU-C	Single-unit Residential	1-story Residence	In general, a regular grid of streets. Residential block sizes and shapes are orthogonally oriented north/south with alleys. Garages are generally rear-loaded
North	U-SU-C	Single-unit Residential	1-story Residence	
South	E-CC-3x	Commercial: Lodging Accommodations	3-story Motel	

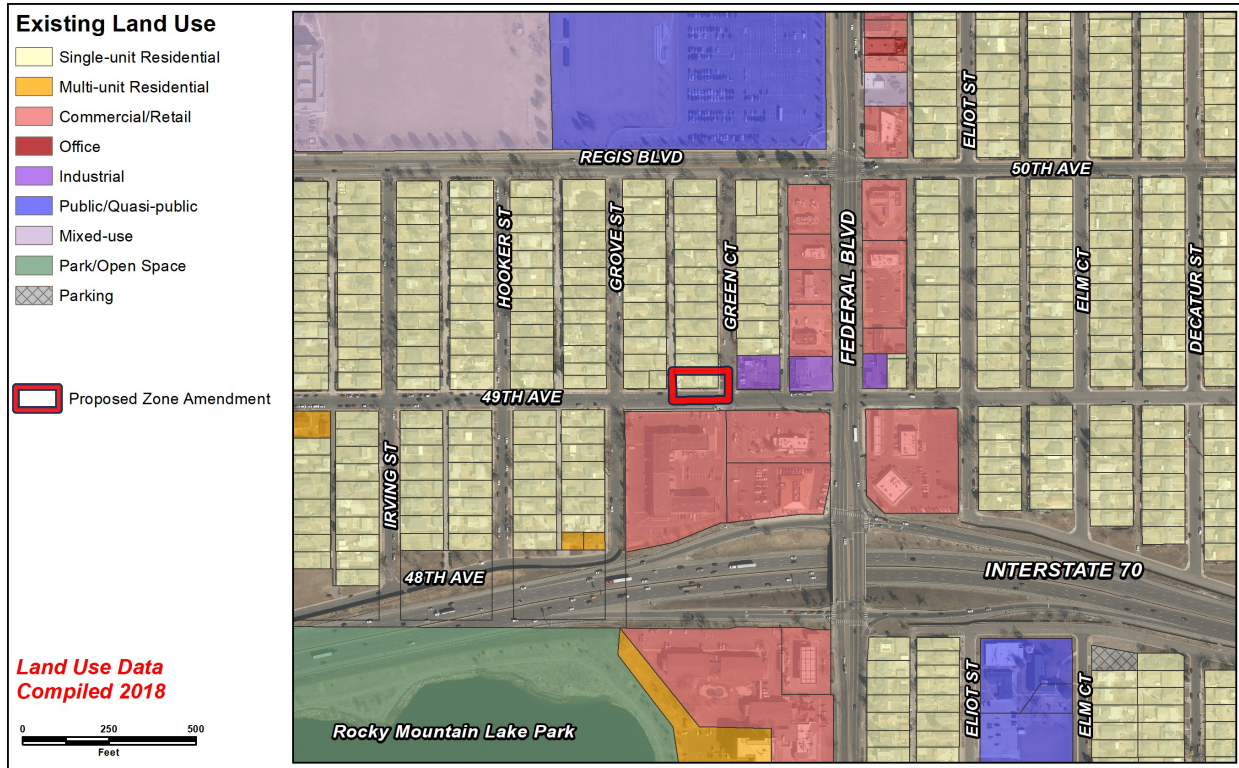
	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
East	E-MX-2	Automobile Repair	1-story Garage	with on-street vehicular parking. Sidewalks are detached.
West	U-SU-C	Single-unit Residential	1-story Residence	

### 1. Existing Zoning



The U-SU-C zone is a single-unit district allowing only the Urban House primary building form on a minimum zone lot of 5,500 square feet. The maximum allowed height is 2.5 stories or 30 to 35 feet in the front 65 percent of the zone lot and 1 story / 17 to 19 feet in the rear 35 percent of the zone lot. The maximum building coverage per zone lot, including all accessory structures, is 37.5 percent with allowed exceptions. The district allows two accessory structure forms: Detached Garage and Other Detached Accessory Structure with a maximum height of 15 to 17 feet. No vehicular parking is required for single-unit dwellings.

## 2. Existing Land Use Map



## 3. Existing Building Form and Scale (source: Google Earth and Google Maps)



Aerial view of the site looking north.



View of the site looking southwest.



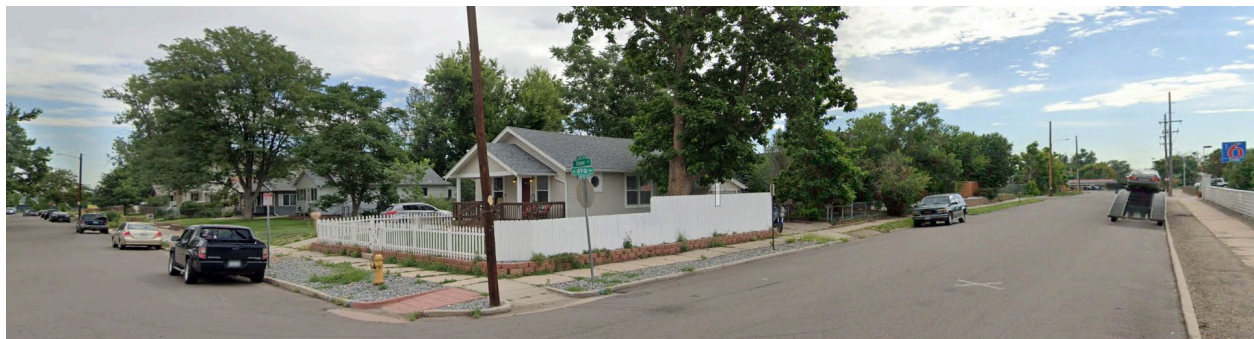
View of properties to the north, looking southwest.



View of properties to the south, looking southwest.



View of property to the east, looking northwest.



View of property to the west, looking northeast.

**Proposed Zoning**

The applicant is requesting to rezone to U-SU-C1, which allows only the Urban House primary building form on a zone lot with a minimum area of 5,500 square feet. The intent of the district is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context. The U-SU-C1 district also permits the accessory dwelling unit use and Detached Accessory Dwelling Unit (DADU) building form, to be located in the rear 35 percent of the lot, in addition to a variety of residential and civic uses permitted in the U-SU-C district. The DADU building form has a maximum height of 1.5 stories or 24 feet. A bulk plane that rises 10 feet vertically from the side interior or side street zone lot line, then slopes 45 degrees, also applies to the DADU building form. This form allows an exemption from the 37.5 percent building coverage standard, allowing the lesser of 50 percent or 500 square feet. For zone lots greater than 6,000 square feet and up to 7,000 square feet the ADU building footprint may be a maximum of 864 square feet. The district does not require any off-street vehicular parking for single-unit dwellings, but if provided, parking for the DADU must be accessed from the alley; street access is allowed when no alley is present.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized below.

Design Standards	U-SU-C (Existing)	U-SU-C1 (Proposed)
Primary Building Forms Allowed	Urban House	Urban House

<b>Design Standards</b>	<b>U-SU-C (Existing)</b>	<b>U-SU-C1 (Proposed)</b>
Height in Stories / Feet, Front 65% of Zone Lot, Urban House, (max.)	2.5 stories / 30 feet	2.5 stories / 30 feet
Height in Stories / Feet, Rear 35% of Zone Lot, Urban House, (max.)	1 story / 17 feet	1 story / 17 feet
Height in Stories / Feet, Detached Accessory Dwelling Unit, (max.)	1.5 stories / 24 feet	1.5 stories / 24 feet
Zone Lot Size (Min.)	5,500 SF	5,500 SF
Zone Lot Width (Min.)	50 feet	50 feet
Primary Street Block Sensitive Setback Required / If not	Yes / 20 feet	Yes / 20 feet
Side Street Setback (Min.) *	5 feet	5 feet
Side Interior Setback (Min.) *	5 feet	5 feet
Rear Setback, Alley / No Alley	12 feet / 20 feet	12 feet / 20 feet
Building Coverage per Zone Lot including all accessory structures (Max.), not including exceptions	37.5%	37.5%
Detached Accessory Building Forms Allowed	Detached Garage, Other Detached Accessory Structures	Detached Accessory Dwelling Unit, Detached Garage, Other Detached Accessory Structures

\*Based on subject property width of 50 feet

### Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

**Assessor:** Approved – no comments.

**Asset Management:** Approved – no comments.

**Denver Public Schools:** Approved – no comments.

**Department of Public Health and Environment:** Approved – see comments below:

*Notes:* DDPHE concurs with the request and is not aware of environmental concerns on this site that should be considered for this rezoning.

*General Notes:* Most of Colorado is high risk for radon, a naturally occurring radioactive gas. Due to concern for potential radon gas intrusion into buildings, DDPHE suggests installation of a radon mitigation system in structures planned for human occupation or frequent use. It may be more cost effective to install a radon system during new construction rather than after construction is complete.

If renovating or demolishing existing structures, there may be a concern of disturbing regulated materials that contain asbestos or lead-based paint. Materials containing asbestos or lead-based paint should be managed in accordance with applicable federal, state and local regulations.

The Denver Air Pollution Control Ordinance (Chapter 4 – Denver Revised Municipal Code) specifies that contractors shall take reasonable measures to prevent particulate matter from becoming airborne and to prevent the visible discharge of fugitive particulate emissions beyond the property on which the emissions originate. The measures taken must always be effective in the control of fugitive particulate emissions on the site, including periods of inactivity such as evenings, weekends, and holidays.

Denver’s Noise Ordinance (Chapter 36 – Noise Control, Denver Revised Municipal Code) identifies allowable levels of noise. Properties undergoing rezoning may change the acoustic environment but must maintain compliance with the Noise Ordinance. Compliance with the Noise Ordinance is based on the status of the receptor property (for example, adjacent residential receptors), and not the status of the noise-generating property. Violations of the Noise Ordinance commonly result from, but are not limited to, the operation or improper placement of HV/AC units, generators, and loading docks.

Construction noise is exempted from the Noise Ordinance during the following hours, 7am–9pm (Mon–Fri) and 8am–5pm (Sat & Sun). Variances for nighttime work are allowed, but the variance approval process requires 2 to 3 months. For variance requests or questions related to the Noise Ordinance, please contact Paul Riedesel, Denver Environmental Health (720-865-5410).

*Scope & Limitations:* DDPHE performed a limited search for information known to DDPHE regarding environmental conditions at the subject site. This review was not intended to conform to ASTM standard practice for Phase I site assessments, nor was it designed to identify all potential environmental conditions. In addition, the review was not intended to assess environmental conditions for any potential right-of-way or easement conveyance process. The City and County of Denver provides no representations or warranties regarding the accuracy, reliability, or completeness of the information provided.

**Denver Parks and Recreation:** Approved – no comments.

**Public Works – R.O.W. - City Surveyor:** Approved – no comments.

**Development Services – Project Coordination:** Approved – no comments.

**Development Services – Fire Protection:** Approved – no comments.

**Development Services – Transportation:** Approved – see comments below:

Approve rezoning only - will require additional information at Site Plan Review.

Location of proposed ADU structure should correct the site's alley access to ensure an exiting vehicle is oriented perpendicular to the sidewalk prior to crossing the sidewalk for proper visibility to crossing vehicles and peds.



The proposed intensification of land use triggers the need to repair/replace sidewalk/ped ramps if not to current standards.



View of the site's access from the alley to the garage, looking north.

**Development Services – Wastewater:** Approved – see comments below:

There is no objection to the rezone. Upon rezoning applicant will need to obtain a building permit. Independent sanitary service lines may be required, historical drainage paths must be maintained. Approval of this rezone on behalf of Wastewater does not state, or imply, public storm/sanitary infrastructure can, or cannot, support the proposed zoning. Commitment to serve proposed structure will be based on permit issuance.

**Public Review Process**

	<b>Date</b>
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	<b>4/6/2020</b>
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	<b>6/2/2020</b>
Planning Board public hearing (voted unanimously to recommend approval):	<b>6/17/2020</b>
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	<b>6/30/2020</b>
Land Use, Transportation and Infrastructure Committee of the City Council moved the bill forward:	<b>7/14/2020</b>
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	<b>8/3/2020 (tentative)</b>

City Council Public Hearing:	<b>8/24/2020 (tentative)</b>
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- **Registered Neighborhood Organizations (RNOs)**
  - To date, staff has received no comment letters from Registered Neighborhood Organizations.
- **Other Public Comment**
  - To date, staff has received no other public comments.

### Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

#### **DZC Section 12.4.10.7**

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

#### **DZC Section 12.4.10.8**

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

#### **1. Consistency with Adopted Plans**

The following adopted plans apply to this application:

- *Denver Comprehensive Plan 2040* (2019)
- *Blueprint Denver* (2019)
- *Housing an Inclusive Denver* (2018)

#### ***Denver Comprehensive Plan 2040***

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

The proposed rezoning would allow for an additional housing option near transit and a mix of uses within an established neighborhood, consistent with the following strategies in the Equitable, Affordable and Inclusive vision element:

- Equitable, Affordable and Inclusive: Goal 1, Strategy A – Increase development of units close to transit and mixed-use developments (p. 28).
- Equitable, Affordable and Inclusive: Goal 2, Strategy A – Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).

- Equitable, Affordable and Inclusive: Goal 3, Strategy B – Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (p. 28).

The proposed rezoning would allow infill development appropriate for the surrounding neighborhood that broadens the range of housing types available, consistent with the following strategy in the Strong and Authentic Neighborhoods vision element:

- Strong and Authentic Neighborhoods Goal 1, Strategy B.: "Ensure neighborhoods offer a mix of housing types and services for a diverse population" (p. 34).

The proposed rezoning would allow for compatible infill development in an established neighborhood, consistent with the following strategy from the Environmentally Resilient vision element:

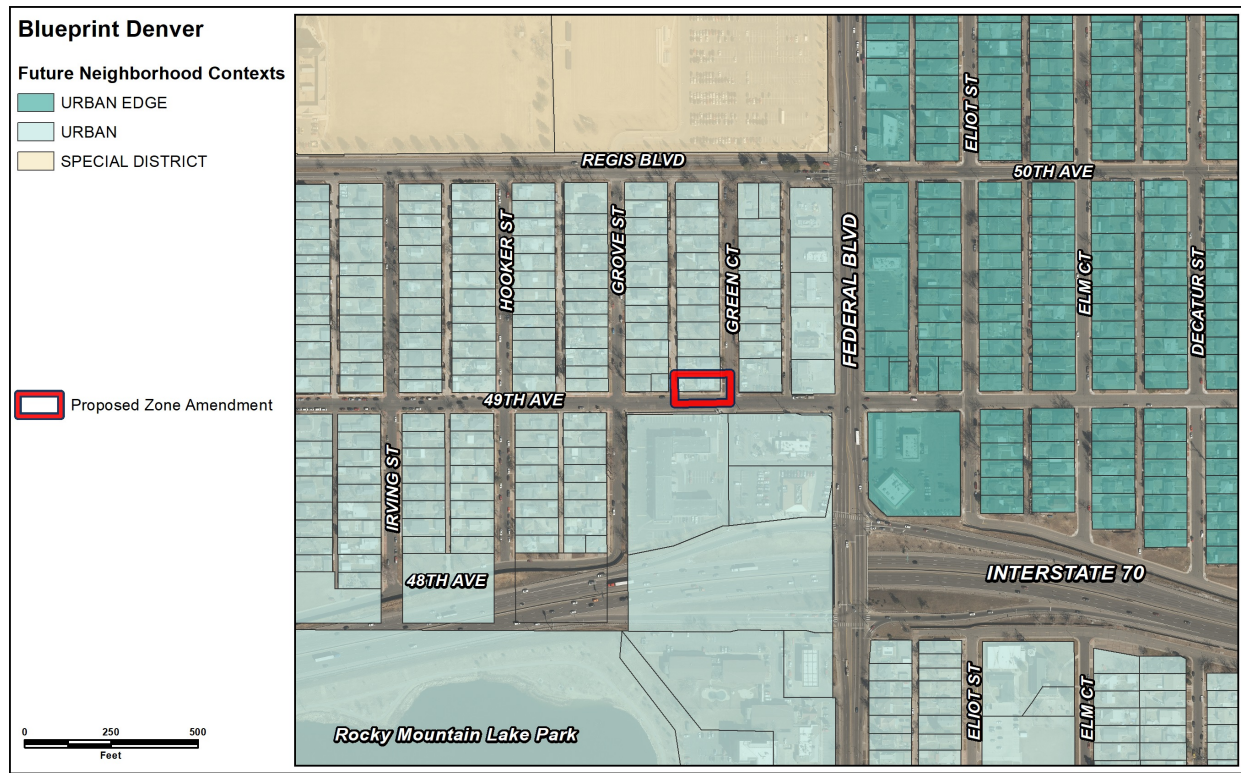
- Environmentally Resilient: Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place (p. 54).

In summary, the proposed U-SU-C1 zone district is consistent with the goals of *Comprehensive Plan 2040*.

### ***Blueprint Denver***

*Blueprint Denver* was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a Residential Low place within the Urban Neighborhood Context and provides guidance on the future growth strategy for the city.

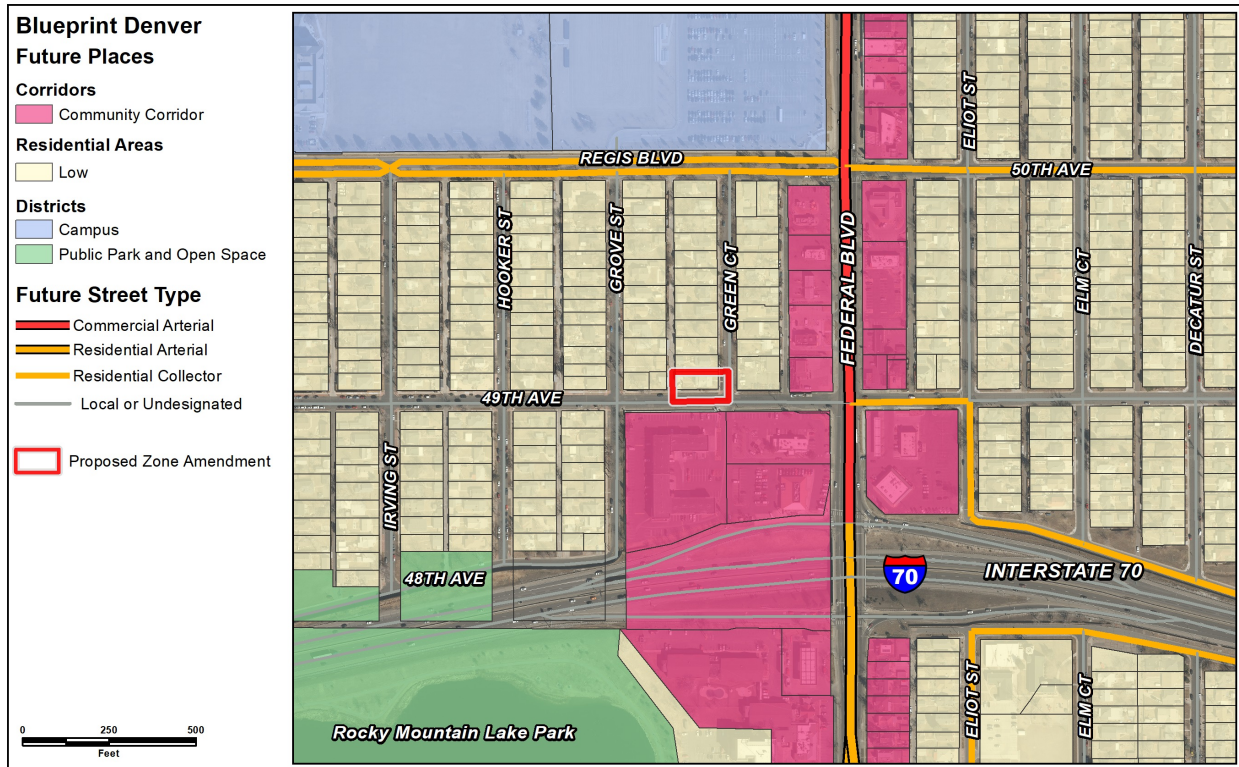
***Blueprint Denver Future Neighborhood Context***



In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility at a high scale, between neighborhoods. The subject property is shown on the context map as an Urban Neighborhood Context, the description of which is used to guide appropriate zone districts (p. 66). *Blueprint Denver* describes the land use and built form of the Urban Neighborhood Context as follows: “Small multi-unit residential and low-intensity mixed-use buildings are typically embedded in single-unit and two-unit residential areas. Block patterns are a regular grid with consistent alley access. Where they occur, multi-unit buildings are low-scale. Mixed-use buildings are sited in a pedestrian-friendly manner near the street” (p. 222).

U-SU-C1 is a zone district within the Urban Neighborhood Context and is intended “to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context” and “the building form standards, design standards and uses work together to promote desirable residential areas” (DZC 5.2.2.1). U-SU-C1 is consistent with *Blueprint Denver’s* future neighborhood context of Urban because it will promote the residential character of the neighborhood by allowing a small-scale ADU that will be compatible with the existing residential area.

**Blueprint Denver Future Places and Streets**



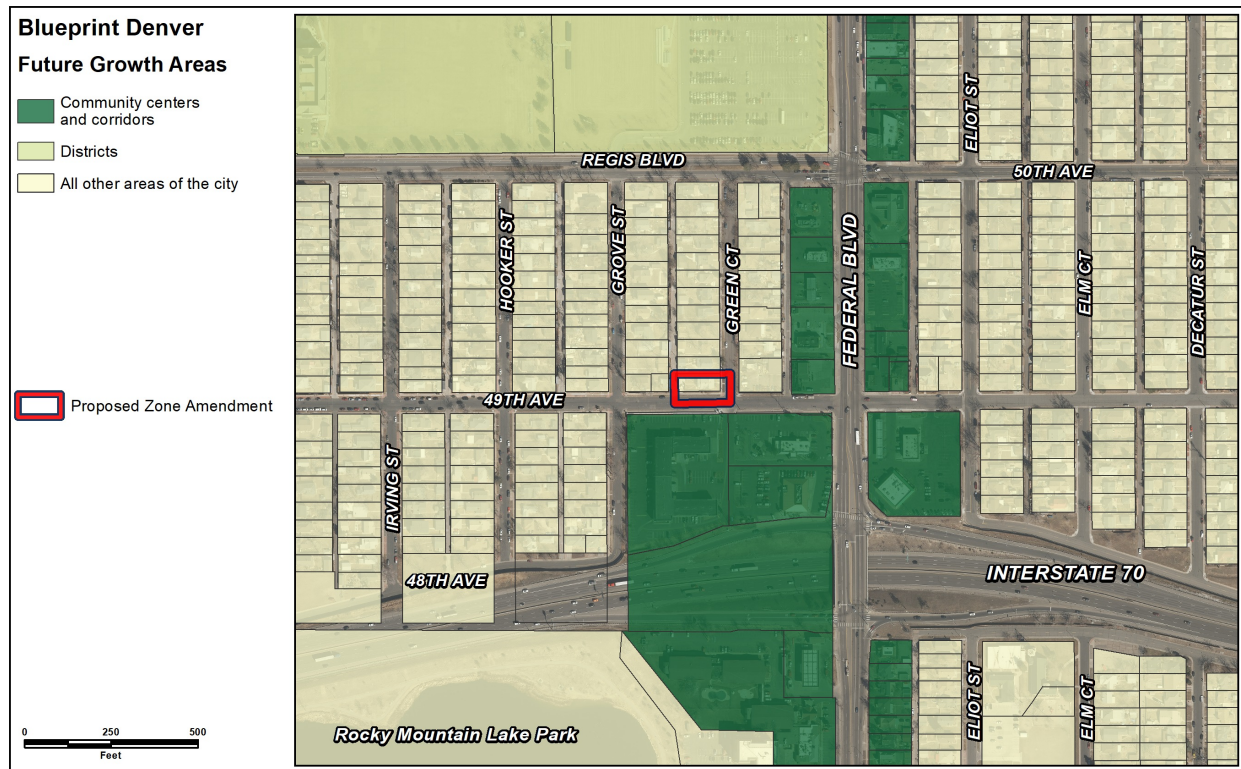
**Future Places**

Within the Urban Neighborhood Context, the subject property is categorized as a Residential Low Future Place with a land use and built form defined by *Blueprint Denver* as “predominately single- and two-unit uses on small or medium lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible. Some civic and institutional uses are compatibly integrated throughout and limited mixed-use can occur along arterial and collector streets, as well as where commercial uses have been already established. Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional residential intensity. Low to medium building coverage. Buildings are generally up to 2.5 stories in height” (p. 214). The proposed U-SU-C1 zone district allowing a 1.5-story detached ADU on the rear of a small lot is compatible with this Future Place type.

**Future Street Types**

In *Blueprint Denver*, Future Street Types work in concert with the Future Places to evaluate the appropriate intensity of adjacent development (p. 67). *Blueprint Denver* classifies both 49<sup>th</sup> Avenue and Green Court as a Local or Undesignated Future Street Type, which “can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses.” (p. 161). The proposed U-SU-C1 district is consistent with this street type because it allows for residential and some civic uses.

**Blueprint Denver Growth Strategy**



*Blueprint Denver's* growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject property is part of the "All other areas of the city" growth area. These areas anticipate experiencing around 20 percent of new housing growth and 10 percent of new employment growth by 2040 (p. 51). This growth area contains "mostly residential areas with embedded local centers and corridors (that) take a smaller amount of growth intended to strengthen the existing character of our neighborhoods" (p. 49). The proposed U-SU-C1 zone district allowing an ADU is appropriate in this growth area as it will minimally contribute to development intensity in the neighborhood while maintaining the area's single-family residential character.

**Blueprint Denver Strategies**

*Blueprint Denver* supports rezonings to allow for ADU's via two key policies:

- **Land Use and Built Form, Housing Policy 4, Strategy E:** "A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezonings to enable ADUs in all residential areas, specifically where proximate to transit, are appropriate. Unless there is a neighborhood plan supporting ADUs, rezonings should be small in area in order to minimize impacts to the surrounding residential area." (p. 84).
- **Land Use and Built Form: Housing Policy 5:** "Remove barriers to constructing accessory dwelling units and create context-sensitive form standards." (p. 84).

In this case, the requested rezoning is a single lot in a residential area less than one block from two bus routes. This rezoning to an ADU zone district will have minimal impacts on the character of the surrounding neighborhood and is consistent with *Blueprint Denver* recommendations. In addition, the rezoning of the subject property will remove the prohibition on the construction of an accessory dwelling unit.

### ***Housing an Inclusive Denver***

Adopted in 2018, *Housing an Inclusive Denver* was not adopted as a supplement to *Denver Comprehensive Plan 2040* but was still adopted by City Council and can be considered relevant to the review criteria for this map amendment. The plan includes citywide guidance for using *Blueprint Denver* to reduce regulatory barriers to development of ADUs, and the proposed rezoning helps implement the following plan goals:

- **Legislative and Regulatory Priorities, Recommendation 2:** “Expand and strengthen land-use regulations for affordable and mixed-income housing. Through *Blueprint Denver* and supplemental implementation actions such as zoning modifications, the City should support land-use regulations that incentivize affordable and mixed-use housing, including expanding the development of accessory dwelling units.”
- **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.”

### **2. Uniformity of District Regulations and Restrictions**

The proposed rezoning to U-SU-C1 will result in the uniform application of zone district building form, use and design regulations.

### **3. Public Health, Safety and General Welfare**

The proposed rezoning furthers the public health, safety, and general welfare of the City by allowing a moderate level of reinvestment in the area consistent with the desired character and recommendations of the city’s adopted land use plans. The proposed rezoning would also facilitate increased housing density near transit.

### **4. Justifying Circumstance**

Per the DZC Section 12.4.10.8, City Council may approve a rezoning if it meets one of several Justifying Circumstances, which include the following circumstance applicable to this particular request: “Since the date of the approval of the existing Zone District, there has been a change to such as degree that the proposed rezoning is in the public interest. Such a change may include: Changed or changing conditions in a particular area, or in the city generally; or a city adopted plan; or that the city adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.”

Since the approval of the existing U-SU-C zone district, the City has adopted the *Comprehensive Plan 2040*, *Blueprint Denver*, and *Housing an Inclusive Denver*. As stated throughout this report, the proposed

rezoning meets the intent of these plans and is in the public interest; therefore, this is an appropriate justifying circumstance for the proposed rezoning.

#### **5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements**

The requested U-SU-C1 zone district is within the Urban Neighborhood Context, which “is primarily characterized by single-unit and two-unit residential uses” and “single-unit residential structures are typically the Urban House building form” (DZC, Division 5.1). This context “consists of a regular pattern of block shapes” and “a consistent presence of alleys” (DZC, Division 5.1). The Regis neighborhood consists mostly of single-unit residential uses in rectangular blocks with alley access. The proposed rezoning to U-SU-C1 is consistent with the neighborhood context description.

The specific intent of the U-SU-C1 zone district “is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 5,500 square feet. Blocks typically have a consistent pattern of 50 foot wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-C but allowing a detached accessory dwelling unit building form in the rear yard” (DZC Section 5.2.2.2.H.). The subject property at 4901 Green Court contains a single-unit dwelling on a lot of 6,240 square feet. Adopted plans recommend allowing detached accessory dwelling units and limited growth in this area compatible with the existing character. Therefore, rezoning this site would be consistent with the specific intent of the zone district.

#### **Attachments**

1. Application





**DENVER**  
THE MILE HIGH CITY

## 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	Bryan Bayham/Diani Riopelle	Representative Name	
Address	4901 Green Court	Address	
City, State, Zip	Denver, CO 80221	City, State, Zip	
Telephone	602-708-9888	Telephone	
Email	bbayham123@gmail.com	Email	
*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 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 deed of trust, 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 and/or boundary description):	4901 Green Court		
Assessor's Parcel Numbers:	0217302012000		
Area in Acres or Square Feet:	6,240 sq ft		
Current Zone District(s):	U-SU-C		
PROPOSAL			
Proposed Zone District:	U-SU-C1		

## REVIEW CRITERIA

General Review Criteria: The proposal must comply with all of the general review criteria  
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.  
Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.
- 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.

Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria  
DZC Sec. 12.4.10.8

- Justifying Circumstances - One of the following circumstances exists:**
- The existing zoning of the land was the result of an error.
  - The existing zoning of the land was based on a mistake of fact.
  - The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.
  - 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.
  - It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code.  
Please provide an attachment describing the justifying circumstance.
  - 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.  
Please provide an attachment describing how the above criterion is met.

## REQUIRED ATTACHMENTS

Please ensure the following required attachments are submitted with this application:

- Legal Description (required to be attached in Microsoft Word document format)
- Proof of Ownership Document(s)
- Review Criteria, as identified above

## ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:

- Written Authorization to Represent Property Owner(s)
- Individual Authorization to Sign on Behalf of a Corporate Entity

Please list any additional attachments:

Communication with Community Officials/Members



# REZONING GUIDE

## PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION

We, the undersigned represent that we are the owners 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 or deed of trust, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
<b>EXAMPLE</b> 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
Bryan Bayham (and) Diani Riopelle	4901 Green Court Denver, CO 80221 Bryan: (602) 708-9888 Diani: (720) 255-4782 bbayham123@gmail.com	100%	<i>Bryan Bayham</i> <i>Diani Riopelle</i>	03/06/20	<b>B</b>	NO

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Environmentally Resilient Goal 8, Strategy B: Encourage mixed-use communities where residents can live, work and play in their neighborhoods

**Compliance** ..... Page 3

Strong and Authentic Neighborhoods Goal 1, Strategy D: Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities.

**Compliance** ..... Page 3

Strong and Authentic Neighborhoods Goal 1, Strategy A: Build a network of well-connected, vibrant, mixed use centers and corridors

**Compliance** ..... Page 4

**Blueprint Denver 2019** ..... Page 4

Diversity housing choice through the expansion of accessory dwelling units throughout all residential areas.

**Compliance** ..... Page 4

Remove barriers to constructing accessory dwelling units and create context-sensitive form standards.

**Compliance** ..... Page 5

**Housing an Inclusive Denver** ..... Page 5

Section 4. Legislative and Regulatory Strategies.

Recommendation 2: Expand and strengthen land-use regulations for affordable and mixed-income housing.

**Compliance** ..... Page 5

Ideas about ways that Denver could strengthen land-use regulations to support Recommendation 2 above to both support affordable housing projects and more broadly increase diversity of housing types throughout Denver

**Compliance** ..... Page 6

**Attachment 'B': Uniformity of District Regulations and Restrictions** ..... Page 7  
**Compliance** ..... Page 7

**Attachment 'C': Public Health, Safety and General Welfare** ..... Page 8  
**Compliance** ..... Page 8

**ADDITIONAL REVIEW CRITERIA**

**Attachment 'A': Consistency with Adopted Plans** ..... Page 9  
**Compliance** ..... Page 9

**Attachment 'B': The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the state purpose and intent of the proposed Zone District** ..... Page 10  
**Compliance** ..... Page 10

**REQUIRED ATTACHMENTS**

**Attachment 'A': Legal Description of Property** ..... Page 11

**Attachment 'B': Proof of Ownership Document** ..... Page 12  
(Deed of Trust)

**ADDITIONAL ATTACHMENTS**

**Attachment 'A': Communication with Community Officials/Members** ..... Page 21  
(Emails attached)

## GENERAL REVIEW CRITERIA - Attachment 'A'

**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 the adoption of the City's Plan.

The following material describes the City's relevant adopted plans and how the proposed map amendment is consistent with those plan recommendations....

### INTRODUCTION

This application seeks an official Zone Map Amendment to rezone 4901 Green Court from U-SU-C to U-SU-C1.

Section 5.2.2.2.G of the Denver Zoning Code, describes the current property's current zone District lot of U-SU-C as *"a single unit district allowing urban houses with a minimum zone lot area of 5,500 square feet. Blocks typically have a consistent pattern of 50 foot wide lots."*

The Proposed Zone District of U-SU-C1 is described by Section 5.2.2.2.H of the Denver Zoning Code as *"a single unit district allowing urban houses and detached accessory dwelling units (ADUs) with a minimum zone lot area of 5,500 square feet. Setbacks and lot coverage standards accommodate front and side yard similar to U-SU-C but allowing a detached accessory dwelling unit building form in the rear yard."*

The unprecedented growth of metropolitan Denver in recent decades (the City of Denver alone has added more than 150,000 residents since 2002) has created an unprecedented demand for housing. Since 2010, most of the new housing built in Denver has been "high-end"; apartment/condo complexes, "pop-tops" and renovations", townhouses and duplexes; and single-family homes. But continued, healthy growth requires a variety of housing options to satisfy the diverse needs of new and existing residents. The purpose of the proposed Zone Map Amendment is to allow for modifications to an existing garage on the subject property to convert it into a detached accessory dwelling unit (ADU), thereby contributing to this need for diverse housing.

The subject property, 4901 Green Court, on a 6,240 square foot lot, contains a 1-story, 1,100 square foot house with a 580 square foot basement and a detached garage backing onto the alley behind the house. The garage is approximately 180 square foot detachment which is where the proposed ADU will be built.

The proposed renovations of this garage space into an accessory dwelling unit calls for creation of a compact, but comprehensive kitchen, including: a 4-burner electric range and oven; sink and garbage disposal; dishwasher; refrigerator/freezer; ample cabinets; and a

peninsula dining counter. A full bathroom is to be included, as well as a stacked clothes washer/dryer and a generously-sized clothing closet. Given the size of the proposed space, the actual living/sleeping space will be a studio. The overall objective is to optimize the quality of the living space, given the existing building envelope.

---

## **Consistency with Adopted Plans**

Three adopted plans apply to the proposed Zone Map Amendment for 4901 Green Court:

- A) Comprehensive Plan 2040
- B) Blueprint Denver 2019
- C) Housing an Inclusive Denver

### **A. Comprehensive Plan 2040**

Comprehensive Plan 2040 presents a framework for Denver city planning over the coming two decades. The Plan outlines elements that the Proposed Zone Map Amendment for 4901 Green Court will support by helping to expand and diversify housing opportunities; and to provide them in an area of the city already well-served by existing and proposed infrastructure such as public transportation.

The following Goals and Strategies were specifically identified by the Zoning Department's response to the Pre-Application Request for 4901 Green Court.

#### **Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).**

**Compliance:** This proposed Accessory Dwelling Unit, at 4901 Green Court, is located within both Regis University and Interstate 70 highway making it one of Denver's most up and coming neighborhoods, which is well-served by infrastructure and services.

Half a block to the north, Regis University is a neighborhood landmark serving the community as a beacon for growth and transformation; a block to the south, Interstate 70 serves a main thoroughfare throughout Denver into the mountains west of Denver. The entire neighborhood is well-served by both residential housing and commercial buildings ensuring a high quality of life is maintained.

The neighborhood allows convenient access to Safeway, Natural Grocers, and other markets and retail stores on Federal and the northern Highlands neighborhood.

Outstanding parks are close by: Rocky Mountain Lake Park; Berkeley Lake Park; Regis University athletic fields, and Clear Creek trail.

**Environmentally Resilient Goal 8, Strategy B: Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).**

**Compliance:** To repeat, this proposed Accessory Dwelling Unit, at 4901 Green Court, is located within both Regis University and Interstate 70 highway, offering a myriad of existing opportunities to live, work and play in the neighborhood and in the neighborhoods immediately adjacent.

The entire vicinity is well-served by designated bike routes, and offers easy access to RTD transit lines.

The neighborhood allows convenient access to Safeway, Natural Grocers, and other markets and retail stores on Federal and the northern Highlands neighborhood.

Outstanding parks are close by: Rocky Mountain Lake Park; Berkeley Lake Park; Regis University athletic fields, and Clear Creek trail.

Last, but not least, is the close proximity of the North Highlands/Tennyson Business district and the Highlands neighborhood, a premier shopping and dining district in the city, with sizable opportunities for a range of employment levels.

**Strong and Authentic Neighborhoods Goal 1, Strategy D:  
Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34)**

**Compliance:** The existing neighborhood and those immediately surrounding are well-established, vibrant and among the most desirable and affordable in central Denver. Homes vary from low-rise and mid-rise multi-unit to single-unit homes, from early 20th century housing developments to compact single-unit homes and duplexes. Construction of new housing has occurred consistently, from the earliest days of the neighborhood's development to the present, offering a wide range of styles.

The Accessory Dwelling Unit proposed for 4901 Green Court, is an exceptional opportunity to provide a housing gem. Conversion of a detached garage unit into an ADU allows for a housing opportunity in the heart of an affordable, desirable community for someone who might not otherwise be able to find or afford a home in this neighborhood.

Furthermore, the design objective for this unit is to provide a home which, while small, incorporates features most often found in larger, more expensive facilities. In short, it will be a home in which the occupants will be proud to live, and which will contribute to the



residential diversity of the neighborhood, while still maintaining its existing visual integrity.

**Strong and Authentic Neighborhoods Goal 1, Strategy A: Build a network of well-connected, vibrant, mixed use centers and corridors (D. 34)**

**Compliance:** It is beyond the scope of this proposed Accessory Dwelling Unit to add to the existing network of "well-connected, vibrant, mixed use centers and corridors". Its objective, however, is to afford the opportunity to access this existing network to a person or couple who might otherwise not be able to.

**B. Blueprint Denver 2019**

Blueprint Denver 2019 is the City's 300-page land use, transportation and design plan, adopted in April, 2019. It aims to manage growth in an equitable way as the population continues to expand. Among the plan's most notable policies are recommendations for greater housing density, in the form of affordable housing options such as Accessory Dwelling Units (such as converted garages and new, small homes) to increase housing options in neighborhoods that are currently dominated by single-family homes, cost-prohibitive for many Denver residents.

Specific goals of Blueprint Denver 2019, as identified by the Zoning Department's response to the Pre-Application Request for 4901 Green Court, include the following:

**Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.**

Accessory dwelling units (ADUs) can add variety to the housing stock in low density residential neighborhoods without significantly changing the existing character. As Denver allows ADUs throughout the city, it is imperative to understand impacts in areas vulnerable to displacement.

**Compliance:** The Accessory Dwelling Unit proposed for 4901 Green Court conforms to all objectives of Blueprint Denver 2019. It is an exceptional opportunity to provide a low-cost housing gem. Conversion of a detached garage unit into an ADU allows for a housing opportunity in the heart of an affordable, desirable community for someone who might not otherwise be able to find or afford a home in this neighborhood.

Furthermore, the design objective for this unit is to provide a home which, while small, incorporates features most often found in larger, more expensive facilities. In short, it will be a home in which the occupants will be proud to live, and which will contribute to the residential diversity of the neighborhood, while still maintaining its existing visual integrity.

## Remove barriers to constructing accessory dwelling units and create context-sensitive form standards.

The zoning code already allows ADUs in some areas of the city. ADUs can be attached to the main home, such as a basement unit, or detached. ADUs offer a housing option for residents looking for something smaller than a home, such as seniors who want to age in place.

**Compliance:** The Accessory Dwelling Unit proposed for 4901 Green Court conforms to all objectives of Blueprint Denver 2019. It is an exceptional opportunity to provide a low-cost housing gem. Conversion of a detached garage unit into an ADU allows for a housing opportunity in the heart of an affordable, desirable community for someone who might not otherwise be able to find or afford a home in this neighborhood.

Furthermore, the design objective for this unit is to provide a home which, while small, incorporates features most often found in larger, more expensive facilities. In short, it will be a home in which the occupants will be proud to live, and which will contribute to the residential diversity of the neighborhood, while still maintaining its existing visual integrity.

## C. Housing an Inclusive Denver

In February, 2018, the Denver City Council passed a 5-year plan to address the City's housing goals and priorities. *Housing an Inclusive Denver* outlines strategies “to create and preserve strong and opportunity-rich neighborhoods with diverse housing options that are accessible and affordable to all Denver residents”.

The following summary is on page 9 of the final document:

Section 4. Legislative and Regulatory Strategies. Recommendation 2: Expand and strengthen land-use regulations for affordable and mixed-income housing. Through *Blueprint Denver* and supplemental implementation actions such as zoning modifications, the City should support land-use regulations that incentivize affordable and mixed-use housing, including expanding the development of accessory dwelling Units.

**Compliance:** The Accessory Dwelling Unit proposed for 4901 Green Court conforms to all objectives of Housing an Inclusive Denver. It is an exceptional opportunity to provide a low-cost housing gem. Conversion of a detached garage unit into an ADU allows for a housing opportunity in the heart of an affordable, desirable community for someone who might not otherwise be able to find or afford a home in this neighborhood.

Furthermore, the design objective for this unit is to provide a home which, while small, incorporates features most often found in larger, more expensive facilities. In short, it will be a home in which the occupants will be proud to live, and which will contribute to the residential diversity of the neighborhood, while still maintaining its existing visual integrity.

Ideas about ways that Denver could strengthen land-use regulations to support Recommendation 2 above to both support affordable housing projects and more broadly increase diversity of housing types throughout Denver is further summarized by the Zoning Department's response to the Pre-Application Request for 4901 Green Court:

- 1) Streamlining and facilitating the development of accessory dwelling units as a tool for affordability and to stabilize residents at risk of displacement;*
- 2) Promoting a diversity of residential development types throughout Denver neighborhoods, and;*
- 3) Creating a package of development incentives that support affordable housing projects and promote the development of more mixed-income projects citywide.*

**Compliance:** The Accessory Dwelling Unit proposed for 4901 Green Court conforms to all objectives of Housing an Inclusive Denver. It is an exceptional opportunity to provide a low-cost housing gem. Conversion of a detached garage unit into an ADU allows for a housing opportunity in the heart of an affordable, desirable community for someone who might not otherwise be able to find or afford a home in this neighborhood.

Furthermore, the design objective for this unit is to provide a home which, while small, incorporates features most often found in larger, more expensive facilities. In short, it will be a home in which the occupants will be proud to live, and which will contribute to the residential diversity of the neighborhood, while still maintaining its existing visual integrity.

## GENERAL REVIEW CRITERIA - Attachment 'B'

**Uniformity of District Regulations and Restrictions:** The proposed official amendment results in regulations 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 run differently from those in other districts.

The following attachment describes how the proposed map amendment will result in regulations that will be uniform for each kind of building in the district having the same classification, symbol or designation on the official map....

**Compliance:** The proposed Zone Map Amendment of the property from U-SU-C to U-SU-C1 will result in minor modifications to the property, none of which create differences for other properties in the district having the same classification.

The existing lot size of 6,240 sq. ft, exceeds the minimum requirement of 5,500 sq. ft. for an accessory dwelling unit.

The proposed Accessory Dwelling Unit will be created within the existing space of the garage. The proposed addition would take just under 3% of the surface area of the 6,240 sq. ft. lot, and would not contribute significantly to any additional drainage or runoff requirements.

The overall height of the accessory dwelling unit will not be any higher than the existing structure.

Furthermore, conversion of a detached garage into a residential unit allows for affordable living in a highly desirable neighborhood for a family member or friend who cannot afford such accommodations elsewhere.

The design objective for this unit is to provide a home which, while small, incorporates features most often found in larger, more expensive facilities. In short, it will be a home in which the occupants will be proud to live, and which will contribute to the residential diversity of the neighborhood, while still maintaining its existing visual integrity.

## **GENERAL REVIEW CRITERIA -Attachment 'C'**

**Public Health, Safety and General Welfare: The Proposed official map amendment furthers the public health, safety and general welfare of the City.**

**The following attachment describes how the proposed map amendment will further the public health, safety and general welfare of the City.**

**Compliance:** The proposed Zone Map Amendment of the property from U-SU-C to U-SU-C1 will further the public health, safety and general welfare of the City by providing the following:

- 1) Additional housing where there was only one housing unit;
- 2) An accessory dwelling unit that could be used for a variety of housing such as multigenerational housing for families; long-term rentals; extended stay for families and friends visiting from out-of-town.

## **ADDITIONAL REVIEW CRITERIA I Attachment 'A'**

### **Consistency with Adopted Plans**

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 a 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 following attachment describes how the proposed rezoning is consistent with: "b) A City adopted plan".**

**Compliance:** The proposed Zone Map Amendment of the property from U-SU-C to U-SU- C1 is consistent with provisions relating to Accessory Dwelling Units of all three of the following City adopted plans:

- 1) Comprehensive Plan 2040
- 2) Blueprint Denver2019; and
- 3) Housing an inclusive Denver

Specific details of such compliance is detailed in **Consistency With Adopted Plans** beginning on Page 1, above.

## ADDITIONAL REVIEW CRITERIA - Attachment 'B'

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 following attachment describes how the above criterion is met.

**Compliance:** The location of the property within the neighborhoods designated as Berkeley Neighborhood and Regis University.

The neighborhood is an "Urban Neighborhood Context" which is described by Section 5.1.1 of the Denver Zoning Code as *"primarily characterized by single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically the Urban House building form. Multi-unit building forms typically include the Row House building form embedded with other residential form types. Commercial buildings are typically the Shop front and General building forms that may contain a mixture of uses within the same building. Single- and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential uses are located along local streets, residential and mixed-use arterials, and main streets. Commercial uses are primarily located along mixed-use arterial or main streets but may be located at or between intersections of local streets."*

As stated by Section 5.2.2.1 8 of the Denver Zoning Code: *"There are single unit districts that allow detached accessory dwelling units in the rear yard, maintaining the single unit character at the street."*

**The proposed Zone Map Amendment of the property from U-SU-C to U-SU-C1 would not change the existing context of the neighborhood nor the subject property within it, as the property would remain a single-family residence with the existing, detached garage at the rear of the property modified to create an accessory dwelling unit.**

## REQUIRED ATTACHMENT 'A'

### Legal Description of Property

LOTS 25 AND 26, BLOCK 90, EXCEPT THE REAR 8 FEET OF SAID LOTS, BLOCKS 81 TO 96, BERKELEY, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

ALSO KNOWN AS: 4901 GREEN COURT, DENVER, CO.

### Ownership

Jointly Owned by Bryan C Bayham and Diani L Riopelle - 100% undivided



# 4901 N GREEN CT

<b>Owner</b>	BAYHAM,BRYAN RIOPELLE,DIANI LYN 4901 GREEN CT DENVER , CO 80221-1109
<b>Schedule Number</b>	02173-02-012-000
<b>Legal Description</b>	BERKELEY B90 L25 & 26 EXC REAR8FT TO CITY
<b>Property Type</b>	RESIDENTIAL
<b>Tax District</b>	DENV

**Print Summary**

Property Description			
<b>Style:</b>	ONE-STORY	<b>Building Sqr. Foot:</b>	1016
<b>Bedrooms:</b>	2	<b>Baths Full/Half:</b>	2/0
<b>Effective Year Built:</b>	1923	<b>Basement/Finish:</b>	142/100
<b>Lot Size:</b>	6,240	<b>Zoned As:</b>	U-SU-C

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

Current Year			
Actual	Assessed	Exempt	
Land		\$280,600	\$20,060 \$0
Improvements		\$49,400	\$3,530
<b>Total</b>		<b>\$330,000</b>	<b>\$23,590</b>

Prior Year			
Actual	Assessed	Exempt	
Land		\$218,300	\$15,720 \$0
Improvements		\$134,100	\$9,660
<b>Total</b>		<b>\$352,400</b>	<b>\$25,380</b>

**Real Estates Property Taxes for current tax year**

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

	<b>Installment 1 (Feb 28 Feb 29 in Leap Years)</b>	<b>Installment 2 (Jun 15)</b>	<b>Full Payment (Due Apr 30)</b>
<b>Date Paid</b>	2/21/2020		
<b>Original Tax Levy</b>	\$850.61	\$850.60	\$1,701.21
<b>Liens/Fees</b>	\$0.00	\$0.00	\$0.00
<b>Interest</b>	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$850.61	\$0.00	\$850.61
<b>Due</b>	\$0.00	\$850.60	\$850.60

**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.

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

Real estate property taxes paid for prior tax year: **\$1,963.52**

**Assessed Value for the current tax year**

<b>Assessed Land</b>	\$20,060.00	<b>Assessed Improvements</b>	\$3,530.00
<b>Exemption</b>	\$0.00	<b>Total Assessed Value</b>	\$23,590.00

**ADDITIONAL ATTACHMENT 'A'**

**Communication with Community Officials/Members**

*Emails attached*

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**Proposed Rezoning Request - 4901 Green Ct.**

4 messages

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**Bryan Bayham** <bbayham123@gmail.com>

Fri, Mar 6, 2020 at 1:00 PM

To: president@denverinc.org, excomm@denverinc.org

Hello President of the Inter-Neighborhood Cooperation,

I wanted to reach out to you in regards to a Rezoning Application that I am in the process of submitting.

My fiance and I currently reside in our home located at 4901 Green Court, Denver, CO 80221. We are looking to submit a rezoning application to change our current zoning from U-SU-C to U-SU-C1 to accommodate for an Accessory Dwelling Unit (ADU).

We are in the early stages of starting our family. My parents currently live in Phoenix, Arizona. Unfortunately, my mother has Multiple Sclerosis, and she could use some assistance with her everyday activities. Our ADU installation would allow us the space to have my parents living close, while also getting assistance with our future children. The ADU would be located where our detached garage currently resides and extend into our backyard in a manner that would not change the look of the outside of our home.

My fiance and I appreciate all the work you do for our community. I hope that you can accept our Rezoning request and help us achieve our goals for our family here in Denver.

Thank you very much for your time.

Have an awesome day and upcoming weekend!

Sincerely,  
Bryan Bayham

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**Mail Delivery System** <Mailer-Daemon@eigbox.net>

Fri, Mar 6, 2020 at 1:01 PM

To: bbayham123@gmail.com

This message was created automatically by mail delivery software.

A message that you sent could not be delivered to one or more of its recipients. This is a permanent error. The following address(es) failed:

dodsondnvr@hotmail.com

host hotmail-com.olc.protection.outlook.com [104.47.56.161]

SMTP error from remote mail server after pipelined end of data:

550 5.7.1 Unfortunately, messages from [66.96.184.7] weren't sent. Please contact your Internet service provider since part of their network is on our block list (S3150). You can also refer your provider to <http://mail.live.com/mail/troubleshooting.aspx#errors>. [CO1NAM11FT010.eop-nam11.prod.protection.outlook.com]

Action: failed

Final-Recipient: rfc822;dodsondnvr@hotmail.com

Status: 5.0.0

Remote-MTA: dns; hotmail-com.olc.protection.outlook.com

Remote-MTA: X-ip; [104.47.56.161]

X-Remote-MTA-smtp-greeting: X-str; 220 CO1NAM11FT010.mail.protection.outlook.com Microsoft ESMTMP MAIL Service ready at Fri, 6 Mar 2020 20:01:01 +0000

X-Remote-MTA-helo-response: X-str; 250-CO1NAM11FT010.mail.protection.outlook.com Hello [66.96.184.7]

X-Exim-Diagnostic: X-str; SMTP error from remote mail server after pipelined end of data: 550 5.7.1 Unfortunately, messages from [66.96.184.7] weren't sent. Please contact your Internet service provider since part of their network is on our block list (S3150). You can also refer your provider to <http://mail.live.com/mail/troubleshooting.aspx#errors>. [CO1NAM11FT010.eop-nam11.prod.protection.outlook.com]

Diagnostic-Code: smtp; 550 5.7.1 Unfortunately, messages from [66.96.184.7] weren't sent. Please contact your Internet

service provider since part of their network is on our block list (S3150). You can also refer your provider to <http://mail.live.com/mail/troubleshooting.aspx#errors>. [CO1NAM11FT010.eop-nam11.prod.protection.outlook.com]

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 **noname**  
4K

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**Emmett Hobley** <emmetthobley@gmail.com>  
To: Bryan Bayham <bbayham123@gmail.com>

Fri, Mar 6, 2020 at 6:51 PM

Hi Bryan, I totally support ADU'S especially for your purpose! There are organizations that are advocating ( Habitat For Humanity), my Land Trust ( Rocky Mountain Neighborhood Conservancy), and my Registered Neighborhood Organization ( Montbello Neighborhood Improvement Association) are also on board! If you need any help please call me.Thanks Emmett Hobley INC DELEGATE at LARGE

[Quoted text hidden]

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**Bryan Bayham** <bbayham123@gmail.com>  
To: Emmett Hobley <emmetthobley@gmail.com>

Sat, Mar 7, 2020 at 4:17 PM

Thank you for the communication and your support, Mr. Hobley!

Have a great weekend!

Bryan Bayham  
[Quoted text hidden]



Bryan Bayham <bbayham123@gmail.com>

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## Proposed Rezoning Request/Feedback - 4901 Green Ct.

3 messages

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**Bryan Bayham** <bbayham123@gmail.com>  
To: brunrno@gmail.com, BrunZoning@gmail.com

Fri, Mar 6, 2020 at 1:02 PM

Hello Mr. Teitelbaum,

I wanted to reach out to you in regards to a Rezoning Application that I am in the process of submitting.

My fiance and I currently reside in our home located at 4901 Green Court, Denver, CO 80221. We are looking to submit a rezoning application to change our current zoning from U-SU-C to U-SU-C1 to accommodate for an Accessory Dwelling Unit (ADU).

We are in the early stages of starting our family. My parents currently live in Phoenix, Arizona. Unfortunately, my mother has Multiple Sclerosis, and she could use some assistance with her everyday activities. Our ADU installation would allow us the space to have my parents living close, while also getting assistance with our future children. The ADU would be located where our detached garage currently presides and extend into our backyard in a manner that would not change the look of the outside of our home.

My fiance and I appreciate all the work you do for our community. I hope that you can accept our Rezoning request and help us achieve our goals for our family here in Denver.

Thank you very much for your time.

Have an awesome day and upcoming weekend!

Sincerely,  
Bryan Bayham

---

**Berkeley Regis United Neighbors** <brunrno@gmail.com>  
To: Bryan Bayham <bbayham123@gmail.com>  
Cc: BrunZoning@gmail.com

Fri, Mar 6, 2020 at 6:07 PM

Hello Bryan,

Jeffrey our Zoning Chair will follow up with you on this.

I am possibly incorrect but I believe after you submit it a BOA Case file is submitted then the City emails us and Jeffrey and our Zoning committee will review and make suggestions or comments.

In no way at all do I mean to be insensitive to any personal situation but I believe our Zoning Committee to be much more educated on the process and codes involved in all of this as well as taking into consideration the overall continuity of our neighborhood.

I'm sure Jeffrey will follow up shortly and again normally I'm fairly certain we are not even prompted until you submit and the City sends us their official BOA Case# and info.

We appreciate you enjoying the neighborhood and you are always welcome to freely attend any of our public meetings.

Steve Teitelbaum  
BRUN President  
303-901-0355

[www.BerkeleyRegisNeighbors.org](http://www.BerkeleyRegisNeighbors.org)

[Quoted text hidden]

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**Bryan Bayham** <bbayham123@gmail.com>  
To: Berkeley Regis United Neighbors <brunrno@gmail.com>  
Cc: BrunZoning@gmail.com

Sat, Mar 7, 2020 at 4:17 PM

Thank you for the communication and your support, Mr. Teitelbaum!

2020I-00033

April 1, 2020 \$1000 fee pd CC

Have a great weekend!

Bryan Bayham

[Quoted text hidden]



Bryan Bayham <bbayham123@gmail.com>

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## Proposed Rezoning Request/Feedback - 4901 Green Ct.

1 message

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**Bryan Bayham** <bbayham123@gmail.com>  
To: ruddenwendy@gmail.com

Fri, Mar 6, 2020 at 1:01 PM

Hello Ms. Rudden-Carter,

I wanted to reach out to you in regards to a Rezoning Application that I am in the process of submitting.

My fiance and I currently reside in our home located at 4901 Green Court, Denver, CO 80221. We are looking to submit a rezoning application to change our current zoning from U-SU-C to U-SU-C1 to accommodate for an Accessory Dwelling Unit (ADU).

We are in the early stages of starting our family. My parents currently live in Phoenix, Arizona. Unfortunately, my mother has Multiple Sclerosis, and she could use some assistance with her everyday activities. Our ADU installation would allow us the space to have my parents living close, while also getting assistance with our future children. The ADU would be located where our detached garage currently presides and extend into our backyard in a manner that would not change the look of the outside of our home.

My fiance and I appreciate all the work you do for our community. I hope that you can accept our Rezoning request and help us achieve our goals for our family here in Denver.

Thank you very much for your time.

Have an awesome day and upcoming weekend!

Sincerely,  
Bryan Bayham



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**Rezoning Request - Regis/Berkeley Neighborhood - District 1**

1 message

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**Bryan Bayham** <bbayham123@gmail.com>  
To: amanda.sandoval@denvergov.org

Fri, Mar 6, 2020 at 12:04 PM

Hello Ms. Sandoval,

I wanted to reach out to you in regards to a Rezoning Application that I am in the process of submitting.

My fiance and I currently reside in our home located at 4901 Green Court, Denver, CO 80221. We are looking to submit a rezoning application to change our current zoning from U-SU-C to U-SU-C1 to accommodate for an Accessory Dwelling Unit (ADU).

We are in the early stages of starting our family. My parents currently live in Phoenix, Arizona. Unfortunately, my mother has Multiple Sclerosis, and she could use some assistance with her everyday activities. I owe it to her as my mother to help her age properly. Our ADU installation would allow us the space to have my parents living close, while also getting assistance with our future children. The ADU would be located where our detached garage currently resides and extend into our backyard in a manner that would not change the look of the outside of our home.

My fiance and I appreciate all that you do as a Council Member for District 1. I hope that you can accept our Rezoning request and help us achieve our goals for our family here in Denver.

Thank you very much for your time, Ms. Sandoval.

Have an awesome day and upcoming weekend!

Sincerely,  
Bryan Bayham