

# 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	Christina, German & Guadalupe Ordonez	Representative Name	
Address	850 S Tejon St.	Address	
City, State, Zip	Denver, CO 80223	City, State, Zip	
Telephone	720-243-2475	Telephone	
Email	christyordonez@yahoo.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):		850 S. Tejon St	
Assessor's Parcel Numbers:		0516310030000	
Area in Acres or Square Feet:		7,670 sf	
Current Zone District(s):		E-SU-DX	
PROPOSAL			
Proposed Zone District:		E-SU-D1x	
PRE-APPLICATION INFORMATION			
Did you have a pre-application meeting with Development Services Residential Team?		<input type="checkbox"/> Yes - if yes, state the meeting date _____ <input checked="" type="checkbox"/> No - if no, describe why not <u>I have consulted an Architect</u>	
Did you contact the City Council District Office regarding this application?		<input checked="" type="checkbox"/> Yes - if yes, state date and method <u>11/23/21 via email</u> <input type="checkbox"/> No - if no, describe why not (in outreach attachment)	

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

<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check box to the right to affirm) DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> <b>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.</b></p> <p><b>Denver Comprehensive Plan 2040</b> The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:</p> <ul style="list-style-type: none"> <li>• <b>Goal 2, Strategy A. Equitable, Affordable and Inclusive</b> – "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.</li> <li>• <b>Goal 8, Strategy A. Environmentally Resilient</b> - "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.</li> </ul> <p><b>Blueprint Denver</b> 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"> <li>• <b>Policy 4, Strategy E - Diversify housing choice</b> through the expansion of accessory dwelling units throughout all residential areas.</li> </ul> <p><b>Neighborhood/ Small Area Plan (list all, if applicable):</b> <u>Athmar Park Neighborhood Perimeter Plan</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"/> <b>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.</b></p> <p><input checked="" type="checkbox"/> <b>Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</b> The proposed map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted plan, including <i>Blueprint Denver</i> which recommends "the expansion of accessory dwelling units throughout all residential areas" (<i>Blueprint Denver</i>, p. 84).</p>

# REZONING GUIDE

ADU Rezoning Application Page 3 of 4

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	<div style="border: 1px solid black; padding: 5px;"> <input checked="" type="checkbox"/> <b>Justifying Circumstances - One of the following circumstances exists:</b>          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:         <ul style="list-style-type: none"> <li>a. Changed or changing conditions in a particular area, or in the city generally; or,</li> <li>b. A City adopted plan; or</li> <li>c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</li> </ul>         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.       </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <input checked="" type="checkbox"/> <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.</b>           The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed <u>E-SU-D1x</u> Zone District.       </div>
<b>REQUIRED ATTACHMENTS</b>	
Please check boxes below to affirm the following required attachments are submitted with this rezoning application:	
<div style="border: 1px solid black; padding: 5px;"> <input checked="" type="checkbox"/> Legal Description of subject property(s). <b>Submit as a separate Microsoft Word document.</b> View guidelines at: <a href="https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html">https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html</a>  <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.         </div>	
<b>ADDITIONAL ATTACHMENTS (IF APPLICABLE)</b>	
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.):	
<div style="border: 1px solid black; padding: 5px;"> <input type="checkbox"/> Written Narrative Explaining Project  <input type="checkbox"/> Site Plan/ Drawings (if available)  <input checked="" type="checkbox"/> Narrative describing any outreach to City Council office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors.  <input type="checkbox"/> Written Authorization to Represent Property Owner(s) (if applicable)  <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 is document is required.)         </div>	
Please list any other additional attachments:	

# REZONING GUIDE

ADU Rezoning Application Page 4 of 4

## 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)
<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
Christina Ordonez, German Ordonez & Guadalupe Ordonez	850 S Tejon St. Denver, CO 80223 (720) 243-2475 christyordonez@yahoo.com	100%	<i>Christina Ordonez</i> <i>German Ordonez</i> <i>Guadalupe Ordonez</i>	12/23/21	(A)	NO

**LEGAL DESCRIPTION -- 850 South Tejon Street, Denver, CO 80223**

Lot 29, Block 23, ATHMAR PARK UNIT NO 2  
City and County of Denver, State of Colorado

# 850 S TEJON ST

<b>Owner</b>	ORDONEZ,CHRISTINA ORDONEZ,GERMAN ORDONEZ,GUADALUPE 850 S TEJON ST DENVER, CO 80223-2518
<b>Schedule Number</b>	05163-10-030-000
<b>Legal Description</b>	L 29 BLK 23 ATHMAR PARK UNIT NO 2
<b>Property Type</b>	SFR Grade C
<b>Tax District</b>	DENVER

## Print Summary

### Property Description

<b>Style:</b>	13: 1 STORY	<b>Building Sqr. Foot:</b>	810
<b>Bedrooms:</b>	2	<b>Baths Full/Half:</b>	1/0
<b>Effective Year Built:</b>	1952	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	7,670	<b>Zoned As:</b>	E-SU-DX

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

### Current Year

	Actual	Assessed	Exempt
Land			
		\$199,600	\$14,270
			\$0
Improvements			
		\$114,400	\$8,180
Total			
		\$314,000	\$22,450

### Prior Year

	Actual	Assessed	Exempt
Land			
		\$116,100	\$8,300
			\$0
Improvements			
		\$164,400	\$11,760
Total			
		\$280,500	\$20,060

## Real Estates Property Taxes for current tax year

### System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

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

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid	4/27/2021	4/27/2021	4/27/2021
Original Tax Levy	\$744.16	\$744.19	\$1,488.35
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$744.16	\$744.19	\$1,488.35
Due	\$0.00	\$0.00	\$0.00

## 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		
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: **\$1,446.65**

## Assessed Value for the current tax year

Assessed Land	\$8,300.00	Assessed Improvements	\$11,760.00
Exemption	\$0.00	Total Assessed Value	\$20,060.00

## **Zone Map Amendment Application -- 850 S. Tejon Street**

### **Introduction**

The intent of this application is to rezone 850 S. Tejon Street from the current E-SU-Dx to the proposed E-SU-D1x, and with this change accommodate the need for an Additional Dwelling Unit (ADU). This rezoning would not require demolition or the redevelopment of the site, and the character of the neighborhood would be preserved. Per DZC Sec 4.2.2.2 both residential districts, E-SU-Dx and E-SU-D1x, are typically of a zone lot area of 6,000 square feet and allow for suburban and urban houses, with the difference being that E-SU-D1x allows for an accessory dwelling unit in the rear yard.

The city of Denver currently has a high demand for housing, thus property value, mortgages, and rents have been rising up. The property owner seeks to help with the current housing crisis by contributing with one affordable living space. The proposed map amendment will allow an ADU to be constructed in the backyard of the property which would help satisfy the demand for affordable housing in the Denver metro area, a demand which was not anticipated at the time of the current City's Plan adoption and at the time of the approval of the current Zone District. Not only would this ADU be a more affordable housing option than a typical single family home, it would also make living in Denver a better experience due to this property's proximity to public transportation, schools and public amenities. This would help the renter and me as the landlord offset some of the rising costs of living in this city.

This ADU would be in line with many of the recently adopted plans and their recommendations for a more affordable, more diverse housing option while simultaneously maintaining the character of the Athmar Park neighborhood. Once amended, the property will continue to be consistent with the adopted city plans such as the Comprehensive Plan 2040, Blueprint Denver, Housing an Inclusive Denver Plan, and the Athmar Park Neighborhood Perimeter Plan.

### **General Review Criteria: Consistency with Adopted Plans**

#### **1) Consistency with Comprehensive Plan 2040**

According to the Comprehensive Plan 2040, the City of Denver will become more equitable, affordable and inclusive (Goal 2 & 3, pg. 28) by granting landowners the opportunity to build a greater (but reasonable) variety of spaces that will help with affordable housing. In Goal 1 (pg. 34), the Comprehensive Plan also envisions strong authentic neighborhoods by allowing development of diverse housing types and amenities that will be consistent with the surrounding context. Goal 8 (pg.54) explains that the development is encouraged to take place in a setting in which existing structure is present already.

#### **2) Consistency with Blueprint Denver**

Blueprint Denver (pg 66-67) describes how the plan applies to rezoning. The new proposed zone district should be consistent with the neighborhood context, the place, and street type. The proposed zone district shall not stand out among the surrounding neighborhood and



not vary at the lot level (pg. 205). The place needs to comply with the places map and descriptions envisioned to take place in the designated zones. The encompassing street type needs to be taken into consideration and be appropriate for the designation of the proposed district zone. The current and surrounding code implies that the land be used as residential low level structures (pg 214).

### **3) Consistency with Athmar Park Neighborhood Perimeter Plan**

The Athmar Park Neighborhood Perimeter Plan seeks to promote neighborhood stability, support preservation of the neighborhood character, and to create a sense of place.

The proposed map amendment will comply with The Comprehensive Plan 2040, Blueprint Denver, and the Athmar Park Neighborhood Perimeter Plan(2000). The amendment will allow the development of a Detached Accessory Dwelling which is a diverse housing type that will be more affordable and will help promote Athmar Park as a unique neighborhood and as a good place to live. This ADU will be located in the rear yard and it will be constructed with a similar manner and materials as the primary structure, so this property will continue to maintain the integrity of this residentially zoned area. This ADU's proximity to parks (Hudson Lake Park) and transit priority streets (W. Mississippi Ave = Medium Capacity Transit, and W. Exposition Ave = Residential Collector) could foment neighbor interaction/collaboration as walking to the park or walking to public transportation are a convenient option. The construction of this ADU will be the single exclusive change to the property and it will only make it and its surrounding neighborhood more appealing.

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

The proposed map amendment will continue to conform to the uniformity of the District Regulation and Restrictions because all development will comply with E-SU-D1x Zoning Regulations and Restrictions.

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

The proposal for this map amendment will enable the property owner to increase public health, safety and general welfare by allowing the contribution of an affordable ADU in a great location.

**Justifying Circumstances: Change in A City Adopted Plan**

On page 84, the city adopted plan: Blueprint Denver recommends that Denver diversifies the housing choices by allowing more ADU's to be built in residential areas. Additional Dwelling Units are a great option because they provide affordable housing in residential areas that are in convenient proximity without drastically changing the neighborhoods' character. Blueprint Denver mentions that eventually, a citywide approach to allow ADUs will be in place, however for the time being, individual rezoning to enable ADUs are appropriate, as long as they do not impact the surrounding areas.

The proposed map amendment will enact the plans in Blueprint Denver. 850 S. Tejon St is a convenient location to place an ADU that will provide affordable housing to its future residents. Since the surrounding area is still zoned E-SU-DX, there will be little to no change to the surrounding areas, therefore the zoning amendment would not be a concern, but rather a benefit.

**Consistency with Description of Applicable Neighborhood**

The context is categorized ( by Article 4, Division 4.1) mostly as urban edge, therefore the surrounding areas are organized by orthogonal streets and are predominantly used for cars and bikes. The blocks consist of mostly low level residential single unit or double unit properties along the streets and mid-rise commercial or mixed use properties along the main streets. The context is sub-categorized (Section 4.2.2) as a residential district, therefore it seeks to protect and promote desirable residential areas. The lots in this zone vary in size but usually have low lot coverage (greater setbacks and yard space).

If the proposed map amendment is approved, the context will remain consistent with the previous zone district designation, with the exception of allowing an Detached Accessory Dwelling which will be located in the rear yard. The lot will continue to have a low lot coverage, because the ADU will not occupy a large part of the lot.

**Subject** Re: Rezoning request E-SU-Dx to E-SU-D1x (^\_ADU^\_)

**From** christina ordonez  
<christyordonez@yahoo.com>

**To:** president@athmarpark.com  
<president@athmarpark.com>

**Cc:** vicepresident@athmarpark.com  
<vicepresident@athmarpark.com>

**Date** Dec 8 at 11:40 AM

RNO Outreach Attempt

*-I tried to communicate with the RNO multiple times (11-17-21, 12-02-21 & 12-08-21) and did not receive a response to any of my attempts.*

Good Afternoon,

Hope all is well, I'm checking in to see if you received an email about my ADU inquiry a few weeks ago. I look forward to hearing back from you.

Thanks,

Christina Ordonez

On Thursday, December 2, 2021, 10:34:52 AM MST, christina ordonez <christyordonez@yahoo.com> wrote:

Good Morning,

Hope all is well, I'm checking in to see if you received an email about my ADU inquiry a few weeks ago. I look forward to hearing back from you.

Thanks,

Christina Ordonez

Sent from Yahoo Mail for iPhone

On Wednesday, November 17, 2021, 3:45 PM, christina ordonez <christyordonez@yahoo.com> wrote:

Athmar Park Neighborhood Association,

*I have submitted a request to rezone 850 S. Tejon St Denver, CO 80223 from E-SU-Dx to E-SU-D1x (ADU). I purchased the property at 850 S. Tejon St back in August 2012. An ADU will provide affordable more diverse housing option as well as additional living square footage in the Athmar Neighborhood. I hope we can count on your approval for this potential change. If you have any additional questions please feel free to give me a call at 720-243-2475.*

Sincerely,  
Christina Ordonez

[View less](#)

**Subject** Rezoning Change Proposed for  
^\_ADU^\_  
**From** christina ordonez  
<christyordonez@yahoo.com>  
**To:** jolon.clark@denvergov.org  
<jolon.clark@denvergov.org>  
**Date** Nov 17 at 3:41 PM

Hi Jolon,

I have submitted a request to rezone 850 S. Tejon St Denver, CO 80223 from E-SU-Dx to E-SU-D1x (ADU). I purchased the property at 850 S. Tejon St back in August 2012. An ADU will provide affordable more diverse housing option as well as additional living square footage in the Athmar Neighborhood. I hope we can count on your approval for this potential change. If you have any additional questions please feel free to give me a call at [720-243-2475](tel:720-243-2475).

Sincerely,  
Christina Ordonez

City Council Office Outreach Attempt

-I reached out to the office of Jolon Clark on 11-17-21. I received response from Jolon's Senior Aide

**Subject** ^\_ADU^\_ Rezoning

**From** Thompson, Maggie M. - CC Senior  
City Council Aide District 7  
<Maggie.Thompson@denvergov.org>

**To:** christyordonez@yahoo.com  
<christyordonez@yahoo.com>

**Date** Nov 23 at 6:24 PM

Christy-

Thank you so much for reaching out to our office!  
Because rezoning are quasi-judicial hearings Jolon  
can't express any opinions regarding your rezoning  
ahead of the final hearing and vote or risk having to  
recuse himself from the vote. That being said I'm  
always here to answer any questions or help out. I  
personally built an ADU about 6 years ago and we  
have been supportive of legislation to increase their  
possibility across District 7!

Be well and let me know if you need anything!  
Maggie

Maggie Thompson | Senior Aide  
Preferred Pronouns- she/her  
Office of City Councilman Jolon Clark- District 7

[720.337.7777](tel:720.337.7777)

[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) | Dial 3-1-1 for  
City Services

Hablamos español

Correspondence with this office is an open record  
under the Colorado Open Records Act and must be  
made available to anyone requesting it unless the  
correspondence clearly states or implies a request  
for confidentiality.