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**TO:** Denver Planning Board  
**FROM:** Francisca Penafiel, Associate City Planner  
**DATE:** September 16, 2020  
**RE:** Official Zoning Map Amendment Application #2020I-00047

### Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2020I-00047.

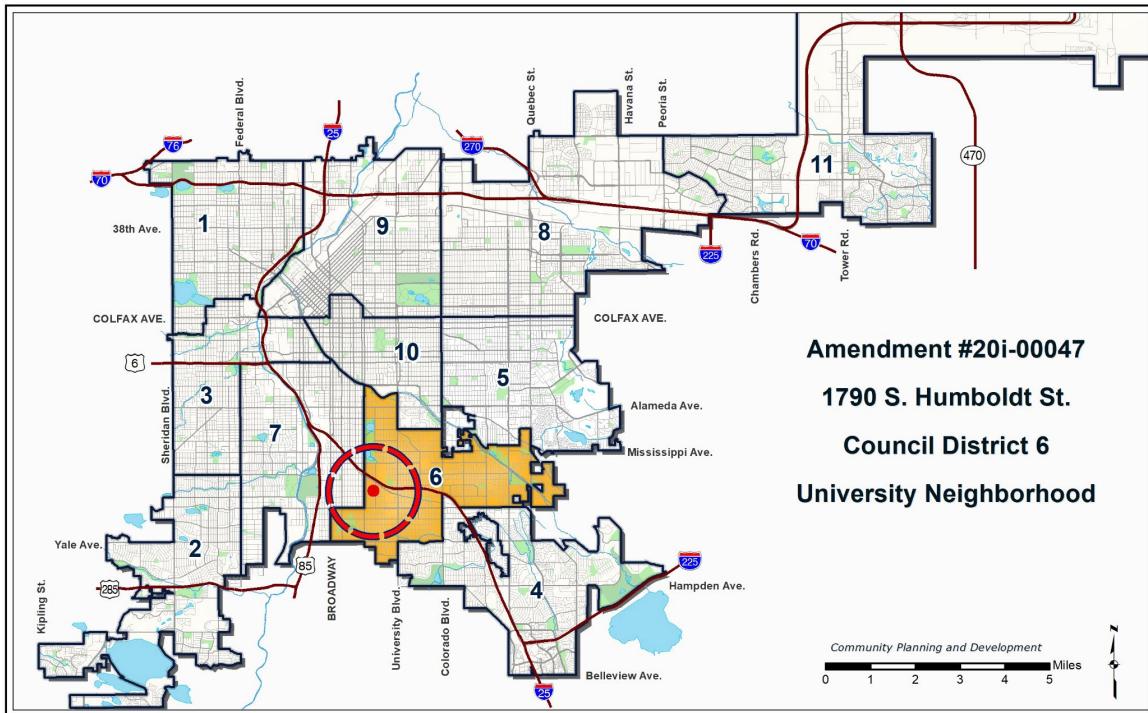
### Request for Rezoning

Address:	1790 S Humboldt Street
Neighborhood/Council District:	University / Council District 6
RNOs:	University Neighbors, Inter-Neighborhood cooperation (INC)
Area of Property:	9,360 square feet or 0.2 acres
Current Zoning:	U-SU-C
Proposed Zoning:	U-SU-C1
Property Owner(s):	Nathan & Laure Abercrombie
Owner Representative:	None

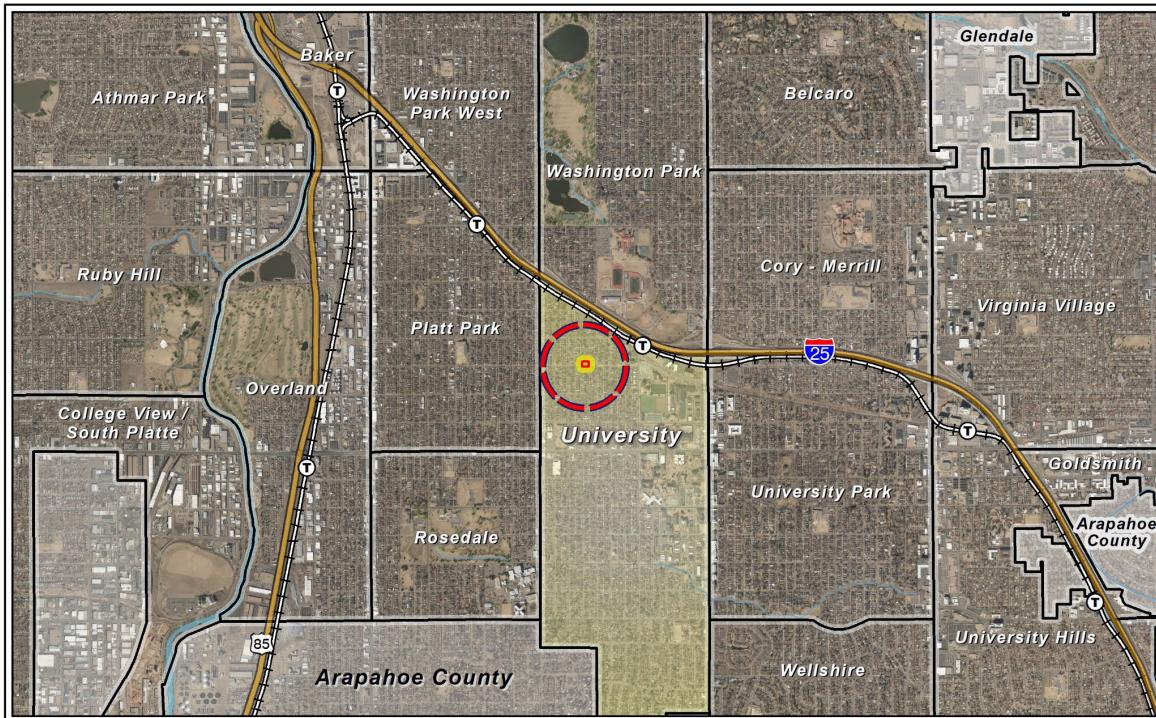
### Summary of Rezoning Request

- The subject property contains a single-unit dwelling built in 1942 and is located a block and a half south from I-25, on the northeast corner of East Colorado Avenue and South Humboldt Street.
- The property owner is proposing to rezone the property to build an accessory dwelling unit.
- The proposed U-SU-C1, Urban, Single-Unit, C1 (5,500 square feet minimum zone lot size allowing accessory dwelling units (ADUs)) zone district is intended for use in the Urban Neighborhood Context which is characterized by single-unit and two-unit uses. Single-unit residential uses are typically located along local and arterial streets and structures are usually the Urban House building form. The maximum height of the Urban House building form is 30 to 35 feet for the front 65% of the zone lot, 17 to 19 feet in the rear 35% of the zone lot. The Detached Accessory Dwelling Unit form can be a maximum height of 24 feet. Further details of the requested zone district can be found in the proposed zone district section of the staff report (below) and in Article 5 of the Denver Zoning Code (DZC).

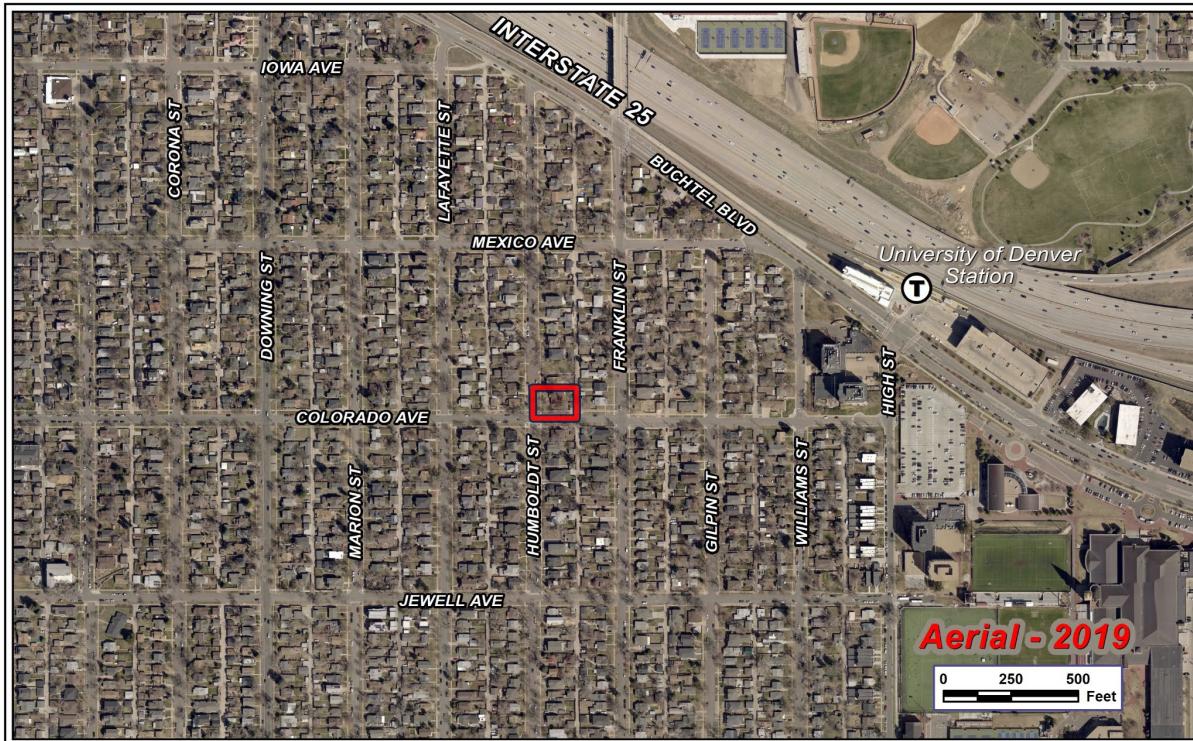
## City Location



## Neighborhood Location – University Neighborhood



## Existing Context

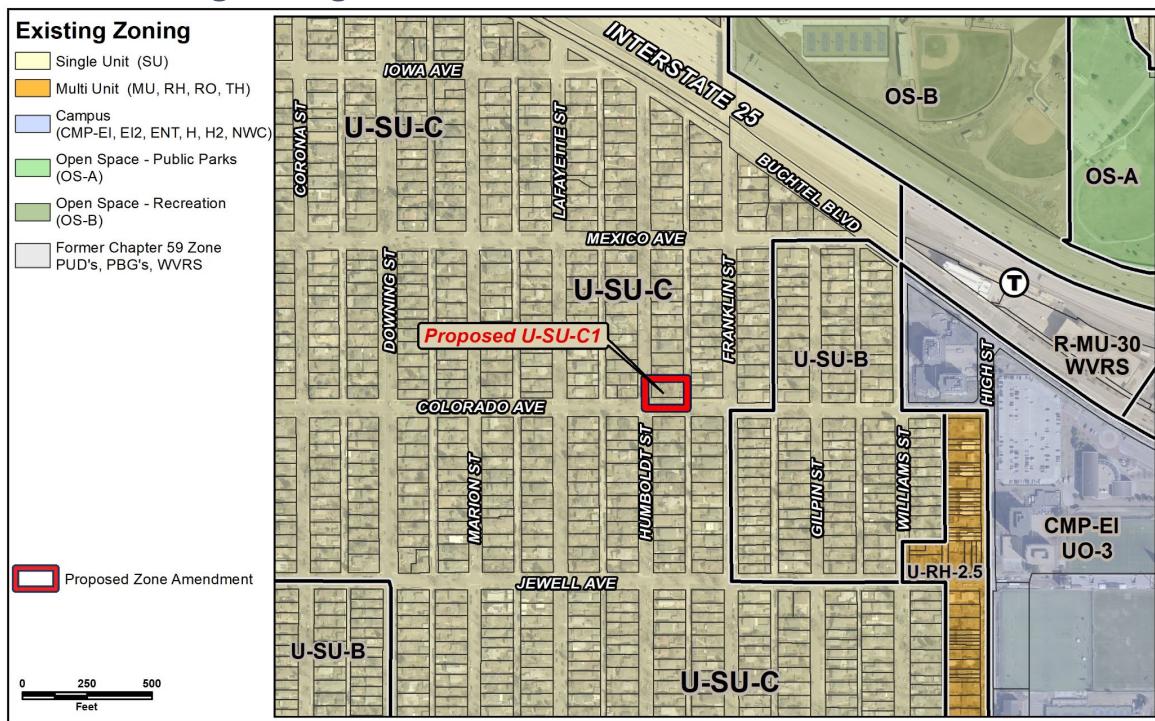


The subject property is in the University Neighborhood, which is characterized primarily by single-unit and two-unit residential uses with several public/quasi-public uses in the vicinity, like the University of Denver, St. Anne's Episcopal School and Porter Adventist Hospital in Rosedale. Generally, there is a pattern of rectangular blocks in a street grid pattern with alley access. The subject property is at the corner of East Colorado Avenue and South Humboldt Street and is less than one-quarter mile from the bus stop for bus route 12, on South Downing Street. The University of Denver light rail station is about one-third mile to the east. A bike lane traverses Franklin St. one block to the east of the property.

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 ½-story Residence	Generally regular grid of streets; Block sizes and shapes are consistent and rectangular. Detached sidewalks with tree lawns and existing alleys. Garages and on-street vehicle parking.
North	U-SU-C	Single-unit Residential	1-story Residence	
South	U-SU-C	Single-unit Residential	2-story Residence	
East	U-SU-C	Single-unit Residential	1-story Residence	
West	U-SU-C	Single-unit Residential	1-story Residence	

## 1. Existing Zoning



The U-SU-C zone district 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% of the zone lot, 1 story and 17 feet to 19 feet in the rear 35% of the zone lot. It allows two accessory structure forms: Detached Garage and Other Detached Accessory Structure with a maximum height of 15 to 17 feet. The intent of the district is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context.

## 2. Existing Land Use Map



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



Aerial view of the site.

Rezoning Application #2019I-00047

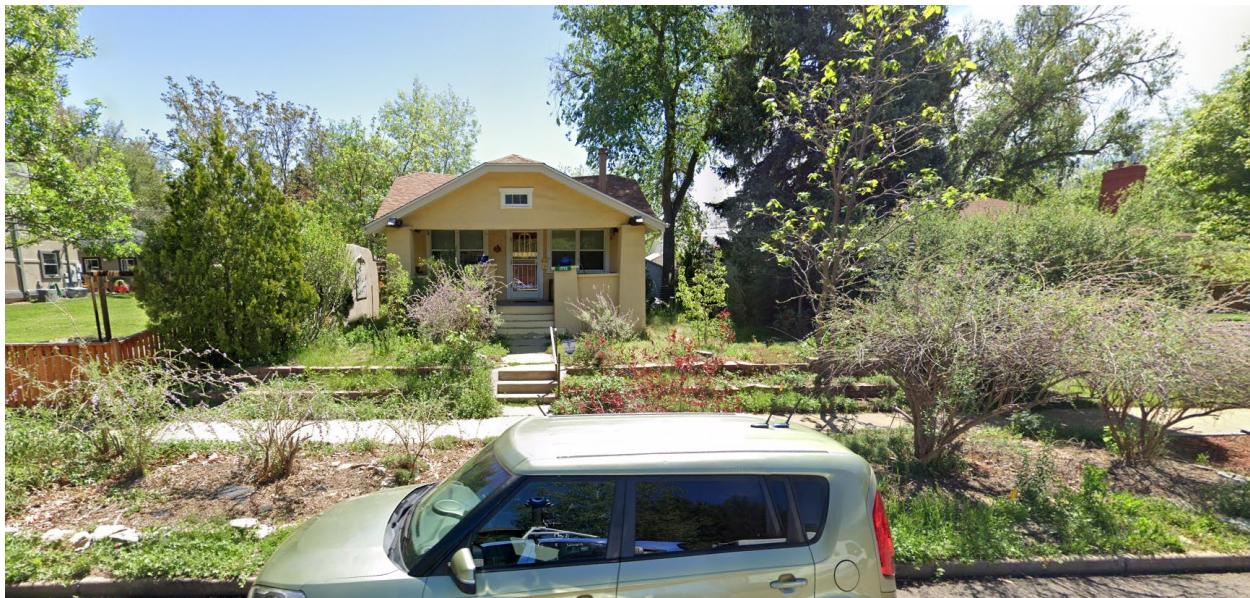
1790 S Humboldt Street

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View of property looking east.



View of the property to the north, looking east.



View of the property to the west.



View of the property to the south, looking east.

## Proposed Zoning

The U-SU-C1 is a single unit zone district with a minimum zone lot of 5,500 square feet that allows only an Urban House primary building form. A variety of residential and civic uses are permitted as primary uses in the U-SU-C1 district. Compared to the U-SU-C district, U-SU-C1 introduces the accessory dwelling unit use and Detached Accessory Dwelling Unit (DADU) building form. The Detached Accessory Dwelling Unit building form has a maximum height of 1.5 stories or 24 feet. A bulk plane that raises 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 also allows an exemption from the 37.5% building coverage standard allowing the lesser of 50% or 500 square feet. The subject site has a lot size of 9,360 square feet, allowing a maximum building footprint of 1,000 square feet for the DADU.

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
Maximum Height in Stories/Feet, Front 65% of Zone Lot*	2.5 stories / 30 feet	2.5 stories / 30 feet
Maximum Height in Stories/Feet, Rear 35% of Zone Lot*	1 story / 17 feet	1 story / 17 feet
DADU Maximum Height in Stories / Feet	DADUs not permitted	1.5 stories / 24 feet
Zone Lot Size (Min.)	5,500 square feet	5,500 square feet
Minimum 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 with 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 Response.

**Development Services-Fire:** Approved – No Comments.

**Denver Public Schools:** Approved – No Response.

**Development Services - Project Coordination:** Approved – No Response.

**Development Services - Transportation:** Approve – No Response.

**Development Services - Wastewater:** Approved – No Response.

**Parks and Recreation:** Approved – No Comments.

**Public Health and Environment:** Approved – No Comments.

**Public Works – City Surveyor:** Approved – No Comments.

## 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>6/11/2020</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>8/31/2020</b>
Planning Board public hearing	<b>9/16/2020</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>9/8/2020</b>
Land Use, Transportation and Infrastructure Committee of the City Council:	<b>9/22/2020</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>10/12/2020</b>
City Council Public Hearing:	<b>11/2/2020</b>

- **Registered Neighborhood Organizations (RNOs)**
  - To date, staff has received one comment letter from one Registered Neighborhood Organizations. The University Neighbors Neighborhood Association stated that their Steering Committee will oppose all requests for additions of accessory dwellings.
- **Other Public Comment**
  - To date, staff has received no letters from the public.

## **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, including:

- 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).

U-SU-C1 allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use and introduces a new housing type to a largely single-family neighborhood. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit homes that currently dominate the Regis neighborhood.

- 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 infill development appropriate for the surrounding neighborhood that broadens the range of housing types available.

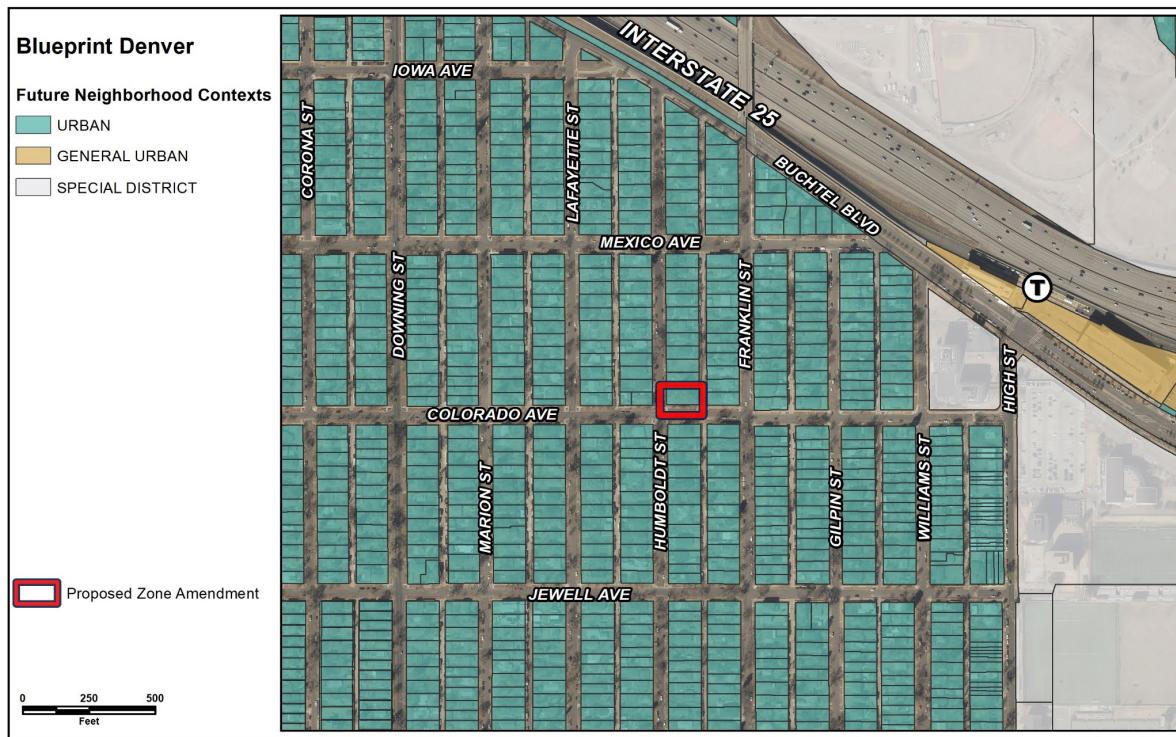
- Environmentally Resilient Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place (p. 54).

The proposed map amendment will allow an additional housing unit on the site of an existing home where infrastructure and services such as water, stormwater, and streets already exist. This allows Denver to grow responsibly and promotes land conservation.

### ***Blueprint Denver***

*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 Low Residential place within the Urban Edge Neighborhood Context and provides guidance on the future growth strategy for the city.

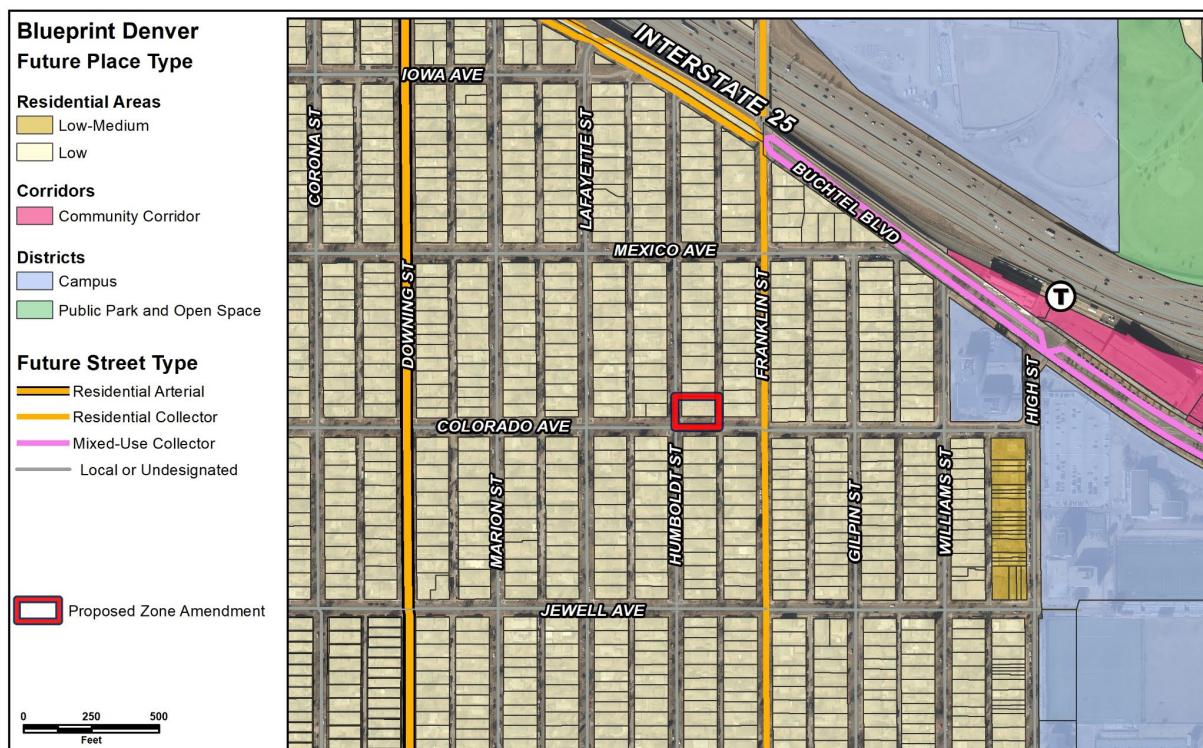
#### ***Blueprint Denver Future Neighborhood Context***



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 site is shown on the context map as Urban neighborhood context, the description of which is used to guide appropriate zone districts (p. 66). The Urban neighborhood context is described as containing "small multi-unit residential and low-intensity mixed-use buildings typically embedded in single-unit and two-unit

residential areas" with grid block patterns and alley access (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 the Blueprint future neighborhood context of Urban because it will promote the residential character by allowing single-unit residential uses with a low-scale accessory dwelling unit that will be compatible with the existing residential area.

### **Blueprint Denver Future Places**



The subject site is designated within a Low Residential future place type on the *Blueprint Denver Future Places* map. This place type is "predominately single and two-unit uses on smaller lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible," and "building heights are generally up to 2.5 stories in height" (p. 230). The U-SU-C1 is a single unit residential district that allows for an additional dwelling unit accessory to an established single-family home, which is consistent with the Low Residential future place type description. It allows the Urban House building form, which has a maximum height of 2.5 stories, also consistent with the future places map.

### **Blueprint Denver 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 Humboldt Street 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% of new housing growth and 10% 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* provides recommendations related to rezoning to allow for ADUs.

- 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).

- 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-quarter mile from a bus route and one-third mile from a light rail station. 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 (2018)***

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 accessory dwelling units; however, some of its recommendations can be applied to individual map amendments that propose allowing an accessory dwelling unit. For this case, the following plan goals are applicable:

**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.”

The proposed map amendment to U-SU-C1 is consistent with these *Housing an Inclusive Denver* recommendations because it will expand the availability and allow the development of an accessory dwelling unit at this site.

## **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 official map amendment furthers the public health, safety, and general welfare of the city through implementation of the city’s adopted land use plan which recommends “the expansion of accessory dwelling units throughout all residential areas” (p. 84). The proposed rezoning would also provide the benefit of an additional housing unit that is compatibly integrated into the surrounding

neighborhood. The building form standards and allowed uses of the proposed zone district promote compatibility with the building forms and uses allowed in the surrounding area.

#### **4. Justifying Circumstance**

The application identifies the adoption of *Blueprint Denver* as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, “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: 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.”

As discussed above, *Blueprint Denver* 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.

#### **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. The neighborhood context 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). These areas consist of “regular pattern of block shapes” and “a consistent presence of alleys” (DZC, Division 5.1). The Regis neighborhood consists of mostly single and two-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 5.2.2.2.H.) The subject site is in an area where Urban houses and 50-foot wide lots are common. The site at 1790 S Humboldt Street is 9,360 square feet with a width of 75 feet. The adopted plan direction recommends allowing detached accessory dwelling units. Therefore, rezoning this site would be consistent with the specific intent of the zone district.

#### **Attachments**

1. Application
2. Legal description
3. RNO comment letter



## Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
<b>*If More Than One Property Owner:</b> 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.		<b>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</b>	
<p>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.</p> <p>If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			



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## REVIEW CRITERIA

General Review Criteria: The proposal must comply with all of the general review criteria  DZC Sec. 12.4.10.7	<ul style="list-style-type: none"><li><input type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan. 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.</li><li><input type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</li><li><input type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</li></ul>
Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria  DZC Sec. 12.4.10.8	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <ul style="list-style-type: none"><li><input type="checkbox"/> The existing zoning of the land was the result of an error.</li><li><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.</li><li><input type="checkbox"/> 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.</li><li><input type="checkbox"/> 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:<ol 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></ol></li><li><input type="checkbox"/> 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.</li><li><input type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District. Please provide an attachment describing how the above criterion is met.</li></ul>

## 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:



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## 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 Inter- est % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification state- ment	Date	Indicate the type of owner- ship documen- tation provided: (A) Assessor's record, (B) war- ranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Has the owner au- thorized a represen- tative 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 Josie Q. Smith</i>	01/01/12	(A)	YES
			<i>Nathan Abercrombie Laure Abercrombie</i>			

Last updated: May 24, 2018

Return completed form to [rezoning@denvergov.org](mailto:rezoning@denvergov.org)

201 W. Colfax Ave., Dept. 205

Denver, CO 80202

720-865-2974 • [rezoning@denvergov.org](mailto:rezoning@denvergov.org)

## **Application for Zone Map Amendment**

**1790 South Humboldt Street, Denver CO 80210**

### **Consistency with Adopted Plans:**

The proposed zoning amendment for 1790 South Humboldt Street is consistent with the City of Denver's adopted plans, particularly as it relates to Comprehensive Plan 2040, Blueprint Denver, and Housing an Inclusive Denver. With respect to these adopted plans, the proposed rezoning amendment meets the following criteria:

- 1) Revise city regulations to respond to the demands of Denver's unique and modern housing needs. Our request for a rezoning is consisting with and a real-life response to the city revising its regulations to respond to the demands of Denver's unique housing needs in which we will provide affordable, diverse housing types. It will also create multigenerational living opportunities.
- 2) Diversify housing options by exploring opportunities it integrates missing middle housing into low- and low-medium residential areas. Approving our rezoning request will create an affordable home for those struggling to find affordable housing in Denver.
- 3) Incentivize the preservation and reuse of existing smaller and affordable Homes. Our existing home is a ~2900 sq. ft house built in 1942. Approving our rezoning request will help preserve our home and maintain the character of the neighborhood.
- 4) Diversify housing choices through the expansion of accessory dwelling units throughout all residential areas. Allowing an ADU where they have not been allowed will diversify housing choices in our neighborhood.
- 5) Remove barriers to constructing accessory dwelling units and create context-sensitive form standards. Our lot is 9360 sq. ft and our house uses 1815 sq. ft of land, so we would have enough room on our lot to construct a reasonable sized ADU if permitted.
- 6) Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities. Our home is very near to the Washington Park and DU Ritchie rec centers, 4 blocks from the DU rail station, just 1 block from Franklin St., which will soon have a bike lane to various parts of Denver, 3 blocks from multiple bus stops, and within 5 blocks of a Safeway, Walgreens, and numerous restaurants. It is easily walkable to amenities and transit.
- 7) Expand family friendly housing throughout the city. My proposed rezoning will create a multigenerational family housing opportunity. As covered in points 2 and 3, our proposed amendment will assure the preservation of my home as it currently exists. It will also create a one bedroom, one bath dwelling unit. A situation perfect for a family with a working adult child or an aging parent.

### **Uniformity of District Regulations**

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. The proposed amendment of our current zoning of U-SU-C to U-SU-C1 is only a minor zoning adjustment. Our lot size of 9,360 S.F. exceeds the minimum requirement for an ADU.

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

The proposed official map amendment furthers the public health, safety and general welfare of the city. The proposed amendment of our current zoning would further the public health, safety and general welfare of the city by providing an additional and affordable unit of housing where there is currently only one unit of housing. As mentioned previously, our property is located near various major public transit hubs, which are linked to commercial centers. There is significant potential for a new resident to help the city and state's goal of reducing carbon emissions by using public transit and from proximity.

### **Justifying Circumstances**

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:

- 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 Chapter 59 zoning.

We believe our proposed amendment to our current zoning is justified best by the second bullet point. With the adoption of Blueprint Denver 2019 and its stated noble goal of, "increasing the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities," succinctly communicates our justification.

- Our property's proximity to public transportation,
- Its proximity to the Cherry Creek and Denver Tech Center business districts,
- Its proximity to Asbury Elementary and Grant Beacon Middle Schools,
- Its proximity to the University of Denver, and
- Its proximity to Washington Park.

Additionally, the infrastructure required for an additional unit of housing in our neighborhood already exists. Having another resident using the existing infrastructure just increases the City's return on investment.

### **Consistency with Neighborhood Context, Zone District Purpose, and Intent**

The proposed rezoning is consistent with the description of the applicable neighborhood context and with the stated purpose and intent of the proposed Zone District. The University Neighbors neighborhood is an "Urban" neighborhood as defined by Article 5 of the Denver Zoning Code, June 2010. Urban neighborhoods are characterized by single-unit and two-unit residential areas. While our block consists of single units, we are within 6 blocks to the east, south, and west of two-unit, multi-unit, and PUD zoning. There are also two non-conforming ADUs within two blocks west of our property.

**1790 South Humboldt Street, Denver CO 80210**

**Legal Description**

L 21 To 23 Inc Blk 56 Stebbinshts

Schedule Number: 05233-15-011-000

Zoned: U-SU-C

## Proof of Ownership

### Assessor's records

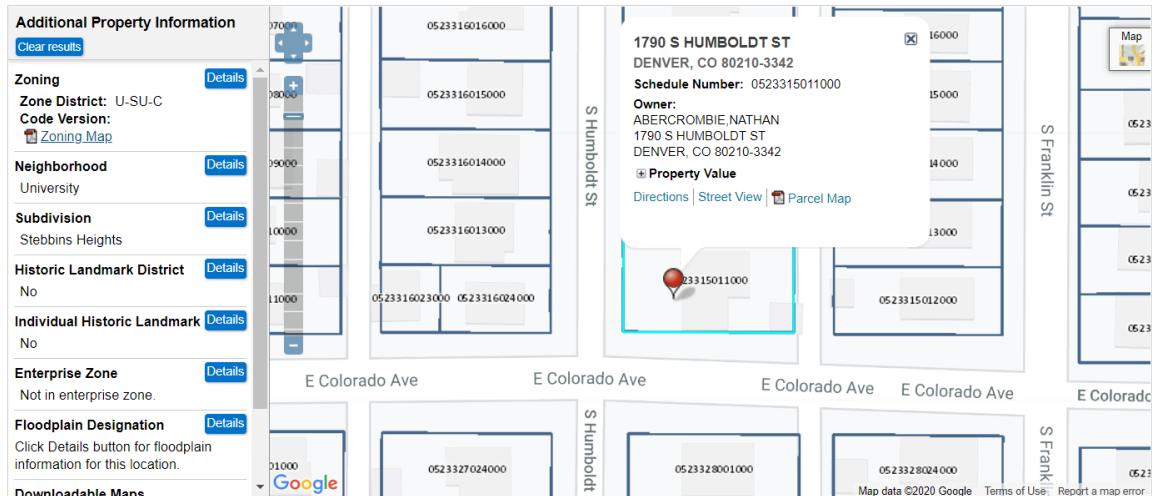
1790 S HUMBOLDT ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
ABERCROMBIE,NATHAN & ABERCROMBIE,LAURE 1790 S HUMBOLDT ST DENVER , CO 80210-3342	05233-15-011-000	L 21 TO 23 INC BLK 56 STEBBINSHTS	RESIDENTIAL	DENV

<a href="#">Summary</a>	<a href="#">Property Map</a>	<a href="#">Assessed Values</a>	<a href="#">Assessment Protest</a>	<a href="#">Taxes</a>	<a href="#">Comparables</a>	<a href="#">Neighborhood Sales</a>	<a href="#">Chain of Title</a>
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[Print Summary](#)

Property Description			
Style:	1 1/2 STORY	Building Sq. Foot:	1815
Bedrooms:	2	Baths Full/Half:	3/0
Effective Year Built:	1942	Basement/Finish:	1152/1050
Lot Size:	9,360	Zoned As:	U-SU-C
Mill Levy:	72.116	Document Type:	WD
Valuation zoning may be different from City's new zoning code.			



# 1790 S HUMBOLDT ST

**Owner** ABERCROMBIE,NATHAN &  
ABERCROMBIE,LAURE  
1790 S HUMBOLDT ST  
DENVER , CO 80210-3342

**Schedule Number** 05233-15-011-000

**Legal Description** L 21 TO 23 INC BLK 56 STEBBINSHTS

**Property Type** RESIDENTIAL

**Tax District** DENV

## Print Summary

### Property Description

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

### Current Year

	Actual	Assessed	Exempt	
Land		\$485,400	\$34,710	\$0
Improvements		\$446,200	\$31,900	
Total		\$931,600	\$66,610	

### Prior Year

	Actual	Assessed	Exempt	
Land		\$485,400	\$34,710	\$0
Improvements		\$446,200	\$31,900	
Total		\$931,600	\$66,610	

### 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.

**Installment 1**  
**(Feb 28**  
**Feb 29 in Leap Years)**

**Installment 2**  
**(Jun 15)**

**Full Payment**  
**(Due Apr 30)**

**Date Paid** 2/21/2020

<b>Original Tax Levy</b>	\$2,401.83	\$2,401.82	\$4,803.65
<b>Liens/Fees</b>	\$0.00	\$0.00	\$0.00
<b>Interest</b>	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$2,401.83	\$0.00	\$2,401.83
<b>Due</b>	\$0.00	\$2,401.82	\$2,401.82

## 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: **\$3,555.70**

**Assessed Value for the current tax year**

<b>Assessed Land</b>	\$34,710.00	<b>Assessed Improvements</b>	\$31,900.00
<b>Exemption</b>	\$0.00	<b>Total Assessed Value</b>	\$66,610.00