

Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
☒ CHECK IF POINT OF CONTACT FOR APPLICATION		☐ CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Paul and Amy Guthrie	Representative Name	
Address	1100 S. Vine Street	Address	
City, State, Zip	Denver, CO 80210	City, State, Zip	
Telephone	(214) 729-1916	Telephone	
Email	paul@irdallas.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		Text	
Location (address):	1100 S Vine St. Denver, CO 80210		
Assessor's Parcel Numbers:	05231-03-001-000		
Area in Acres or Square Feet:	6300 Square Feet		
Current Zone District(s):	U-SU-C		
PROPOSAL			
Proposed Zone District:	U-SU-C1		
PRE-APPLICATION INFORMATION			
Did you receive and review the slide deck: "Constructing an Accessory Dwelling Unit"?	☒ Yes - I have received and reviewed this information ☐ No - I have not received these slides		
Did you contact the City Council District Office regarding this application?	☒ Yes - if yes, state date and method <u>June 28th. In person at the property.</u> ☐ No - if no, describe why not (in outreach attachment)		

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

General Review Criteria: The proposal must comply with all of the general review criteria. (Check box to the right to affirm) DZC Sec. 12.4.10.7	☒ Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan. Denver Comprehensive Plan 2040 The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including: • Goal 2, Strategy A. Equitable, Affordable and Inclusive – “Create a greater mix of housing options in every neighborhood for all individuals and families” (p. 28). The proposed zone district allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit neighborhoods. • Goal 8, Strategy A. Environmentally Resilient - “Promote infill development where infrastructure and services are already in place” (p. 54). The proposed map amendment will allow an additional housing unit on the site of an existing home where infrastructure and services such as water, stormwater, and streets already exist. This allows Denver to grow responsibly and promotes land conservation. Blueprint Denver The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and strategies in <i>Blueprint Denver</i>, including: • Policy 4, Strategy E - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. Neighborhood/ Small Area Plan (list all, if applicable): _____
General Review Criteria: The proposal must comply with all of the general review criteria. (Check boxes to affirm) DZC Sec. 12.4.10.7	☒ Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts. ☒ Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City. The proposed map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted plan, including Blueprint Denver which recommends “the expansion of accessory dwelling units throughout all residential areas” (<i>Blueprint Denver</i>, p. 84).

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Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria. (Check boxes to affirm.) DZC Sec. 12.4.10.8	☒ Justifying Circumstances - One of the following circumstances exists: Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: 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 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. ☒ 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 proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed U-SU-C1 Zone District.
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REQUIRED ATTACHMENTS

Please check boxes below to affirm the following required attachments are submitted with this rezoning application:

- ☒ Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- ☒ Proof of Ownership Document (e.g. Assessor's record, property deed, etc). Proof of ownership for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Please check boxes identifying additional attachments provided with this application (note that more information may be required. Please confirm with your pre-application/case manager planner prior to submittal.):

- ☒ Written Narrative Explaining Project
- ☒ Site Plan/ Drawings (if available)
- ☒ Narrative describing any outreach to City Council office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors.
- ☐ Written Authorization to Represent Property Owner(s) (if applicable)
- ☐ Individual Authorization to Sign on Behalf of a Corporate Entity (e.g. if the deed of the subject property lists an LLC/trust as owner, this is document is required.)

Please list any other additional attachments:

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PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
Paul K Guthrie and Amy E Guthrie	1100 S Vine St Denver, CO 80210	100%	 	8/1/22	A	NO

ADU Rezoning
1100 S Vine St
Denver, CO 80210
August 1, 2022

Narrative Explaining Project:

As the new owners of 1100 S Vine we are requesting new zoning from U-SU-C to U-SU-C1. In accordance with the 2040 plan, we'd like this extra space for affordable housing and eventually aging parents.

We have met with Counselman Kashmann, reached out to our local association and have begun speaking to neighbors.

The exterior of the proposed ADU above the attached garage was completed in the 2022 construction of the property. We need to only finish out the space with new zoning.

Thank you in advance for your assistance,

Paul and Amy Guthrie
214-729-1916

1100 S VINE ST

Owner	GUTHRIE,PAUL GUTHRIE,AMY 1108 ARIZONA AVE DENVER, CO 80210-1702
Schedule Number	05231-03-001-000
Legal Description	WASHINGTON PARK ADD B3 L1 & 2
Property Type	SFR Grade A
Tax District	DENVER

Print Summary

Property Description			
Style:	15: 2 STORY	Building Sqr. Foot:	3448
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	2021	Basement/Finish:	1872/1778
Lot Size:	6,300	Zoned As:	U-SU-C
Note: Valuation zoning may be different from City's new zoning code.			

Current Year			
Actual	Assessed	Exempt	
Land			
		\$837,900	\$58,230 \$0
Improvements		\$1,210,900	\$84,160
Total		\$2,048,800	\$142,390

Prior Year			
Actual	Assessed	Exempt	
Land			
		\$837,900	\$59,910 \$0
Improvements		\$0	\$0
Total		\$837,900	\$59,910

1100 South Vine Street

Legal Description:

Lots 1 and 2, Block 3, Washington Park Addition, City and County of Denver, State of Colorado

From: [Rachel Doniger](#)
To: [Rezoning - CPD](#)
Subject: [EXTERNAL] Case 2022I-00149
Date: Tuesday, February 28, 2023 10:58:17 AM

Hello,

I am writing to express my opposition to the proposed rezoning of 1100 S Vine St from U-SU-C to U-SU-C1. I am a neighbor and walk by this property daily. I was shocked as the new house on the lot went up because it is so out of scale with the neighborhood and seemed to be built in violation of the current zoning without giving opportunity for public input. While I support updating Denver Zoning to allow for Accessory Dwelling Units, I believe there need to be massing limitations imposed on those units to maintain the character of the neighborhood.

I do not think Denver should incentivize the building of unfinished spaces meant to serve as ADU's by awarding an exception in this instance. Instead, a zoning change for all of Wash Park should be considered that includes guidelines for size and massing that respect the character of the neighborhood.

Rachel Doniger
1240 S Vine St.

**CITY AND COUNTY OF DENVER, COLORADO
REGISTERED NEIGHBORHOOD ORGANIZATION
POSITION STATEMENT**

Following a vote of the Registered Neighborhood Organization, please complete this form and email to **rezoning@denvergov.org**. You may save the form in *.pdf format if needed for future reference. Questions may be directed to planning staff at **rezoning@denvergov.org** or by telephone at 720-865-2974.

Application Number	#2022I-00149
Location	1100 South Vine Street
Registered Neighborhood Organization Name	Strong Denver
Registered Contact Name	John Inzina
Contact Address	1255 N Ogden St APT 102, Denver, CO 80218
Contact E-Mail Address	DenverVoters@gmail.com
Date Submitted	1/2/23

As required by DRMC § 12-96, a meeting of the above-referenced Registered Neighborhood Organization

was held on , with members in attendance.

With a total of members voting,

voted to support (or to not oppose) the application;

voted to oppose the application; and

voted to abstain on the issue.

It is therefore resolved, with a total of members voting in aggregate:

The position of the above-referenced Registered Neighborhood Organization is that Denver City Council

Application # .

Comments: