



# REZONING GUIDE

ADU Rezoning Application Page 1 of 4

## 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	Brad Grunewald & Aheische l Langston	Representative Name	N/A
Address	1112 Verbena St	Address	
City, State, Zip	Denver, CO 80220	City, State, Zip	
Telephone	972-979-4771	Telephone	
Email	gbrad3@yahoo.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 (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):	1112 Verbena St, Denver, CO 80220		
Assessor's Parcel Numbers:	0604137006000		
Area in Acres or Square Feet:	13,000 sq ft		
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 checked="" type="checkbox"/> Yes - if yes, state the meeting date <u>July 15, 2020</u> <input type="checkbox"/> No - if no, describe why not		
Did you contact the City Council District Office regarding this application ?	<input checked="" type="checkbox"/> Yes - if yes, state date and method <u>July 22, 2020 email letter</u> <input type="checkbox"/> No - if no, describe why not (in outreach attachment)		

Last updated: June 9, 2020

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)

**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</b> - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. <small>East Montclair/East Colfax Neighborhood Plan (1994). East Area Plan (in progress)</small></li> </ul> <p><b>Neighborhood/ Small Area Plan (list all, if applicable):</b> _____</p> <p><b>Housing an Inclusive Denver</b> The proposed map amendment is consistent with <i>Housing an Inclusive Denver</i>, including: <b>Attainable Homeownership, Recommendation 1:</b> "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" (p. 14).</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></p> <p>The proposed map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted plan, including <i>Blueprint Denver</i> which recommends "the expansion of accessory dwelling units throughout all residential areas" (<i>Blueprint Denver</i>, p. 84).</p>

<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria.</p> <p>(Check boxes to affirm.)</p> <p>DZC Sec. 12.4.10.8</p>	<p><input checked="" type="checkbox"/> <b>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:</b></p> <p style="margin-left: 40px;"><b>a. Changed or changing conditions in a particular area, or in the city generally; or,</b></p> <p style="margin-left: 40px;"><b>b. A City adopted plan; or</b></p> <p style="margin-left: 40px;"><b>c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</b></p> <p>The proposed map amendment application identifies the adoption of <i>Blueprint Denver</i> as the Justifying Circumstance. As discussed above, <i>Blueprint Denver</i> specifically recommends the city diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. The plan was adopted after the date of approval of the existing zone districts. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.</p> <p><input checked="" type="checkbox"/> <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></p> <p>The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed <u>E-54-D1x</u> Zone District.</p>
---	--

**REQUIRED ATTACHMENTS**

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

- Legal Description (required to be separate attachment in Microsoft Word document format.)
- Proof of Ownership Document (e.g. Assessor's record, property deed, etc.)

**ADDITIONAL ATTACHMENTS (IF APPLICABLE)**

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

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

Please list any other additional attachments:



# REZONING GUIDE

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 Josie Q. Smith</i>	01/01/12	(A)	YES
						NO
Brad Grunewald and Aheischel Langston	1112 Verbena St. Denver, CO 80220 972 979 4771 gbrad3@yahoo.com	100%	<i>Brad Grunewald Aheischel Langston</i>	7/31/20	A	NO

**LEGAL DESCRIPTION OF SUBJECT PROPERTY** known by street number as: 1112 Verbena Street, Denver, CO 80220-3424:

Lots 11, 12, 13 and 14, Block 32, East Kensington Subdivision, City and County of Denver, State of Colorado.

# 1112 N VERBENA ST

**Owner** GRUNEWALD,BRADLEY K  
LANGSTON,AHEISCHEL V  
1112 VERBENA ST  
DENVER , CO 80220-3424

**Schedule Number** 06041-37-006-000

**Legal Description** L 11 TO 14 INC BLK 32 E KENSINGTON

**Property Type** RESIDENTIAL

**Tax District** DENV

## Print Summary

### Property Description

<b>Style:</b>	ONE-STORY	<b>Building Sqr. Foot:</b>	764
<b>Bedrooms:</b>	2	<b>Baths Full/Half:</b>	1/0
<b>Effective Year Built:</b>	1932	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	13,000	<b>Zoned As:</b>	E-SU-DX

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

### Current Year

	<b>Actual</b>	<b>Assessed</b>	<b>Exempt</b>	
Land		\$164,900	\$11,790	\$0
Improvements		\$87,700	\$6,270	
<b>Total</b>		<b>\$252,600</b>	<b>\$18,060</b>	

### Prior Year

	<b>Actual</b>	<b>Assessed</b>	<b>Exempt</b>	
Land		\$164,900	\$11,790	\$0
Improvements		\$87,700	\$6,270	
<b>Total</b>		<b>\$252,600</b>	<b>\$18,060</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	6/10/2020	
<b>Original Tax Levy</b>	\$651.21	\$651.21	\$1,302.42
<b>Liens/Fees</b>	\$0.00	\$0.00	\$0.00
<b>Interest</b>	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$651.21	\$651.21	\$1,302.42
<b>Due</b>	\$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.

<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>	Y
<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: **\$1,621.58**

**Assessed Value for the current tax year**

<b>Assessed Land</b>	\$11,790.00	<b>Assessed Improvements</b>	\$6,270.00
<b>Exemption</b>	\$0.00	<b>Total Assessed Value</b>	\$18,060.00

**STATEMENT OF INTENT:**

ATTENTION: City and County of Denver,

November 23, 2020

This Official Zone Map Amendment is a request to rezone 1112 Verbena St., Denver, CO 80220 from E-SU-Dx to E-SU-D1x zoning to allow us to build an ADU in the rear of our property.

We purchased the property at 1112 Verbena St. in May, 2018. It is a sizable lot, measuring 13,000 square feet, with an existing house and a detached 2-car garage. Even though the lot is large enough to be subdivided into two 6,500 square foot lots, we want to keep it as one large property with a main house and an ADU.

An ADU offers flexibility for the future in terms of providing more affordable housing options and additional living square footage in the neighborhood. The proposed ADU could serve as a mother-in-law unit for my single mother who lives in Denver and is past retirement age. Furthermore, an ADU could be used as a rental unit or provide additional living area, a future master bedroom, a guest suite for family and friends or an arts and music studio while providing a solution to the ever increasing demand for housing options for a population projected to increase significantly in Denver over the next 20 years.

Thank you for your consideration for rezoning and approval to build an ADU for our family's needs which is assuredly hand in hand with our neighborhood's needs as well as Denver's.

Sincerely,

Brad Grunewald and Aheischel Langston



**ZONE MAP AMENDMENT COMPLIANCE WITH THE FOLLOWING REVIEW CRITERIA:**

- A. CONSISTENCY WITH ADOPTED PLANS
  - Comprehensive Plan 2040
  - Blueprint Denver (2019)
  - Housing an Inclusive Denver (2018)
  - East Area Plan Neighborhood Plan (1994)
  - East Area Plan was adopted on November 16, 2020
- B. UNIFORMITY OF DISTRICT REGULATIONS
- C. FURTHER PUBLIC HEALTH, SAFETY AND WELFARE
- D. JUSTIFYING CIRCUMSTANCES
- E. CONSISTENCY WITH NEIGHBORHOOD CONTEXT, ZONE DISTRICT PURPOSE AND INTENT

---

**A. CONSISTENCY WITH ADOPTED PLANS**

**REFERENCE: COMPREHENSIVE PLAN 2040:**

**GOAL: *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).***

COMPLIANCE: This proposed zoning change for an ADU in the neighborhood of East Colfax is consistent with the City of Denver’s Comprehensive Plan 2040 in that it would be part of the movement to provide a greater mix of housing options for individuals and families, just like mine.

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

COMPLIANCE: The population of all of Denver is growing, as is the cultural shift in having multi-generational families, all living together, both the young and the old. At present, there are no ADUs near our property and very few in the greater neighborhood. Our ADU would help meet the area’s growing demand and promote the possibility of this type of arrangement to become reality.

---

**REFERENCE: BLUEPRINT DENVER 2019:**

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 from the future growth strategy for the city.

## **NEIGHBORHOOD CONTEXT: *Urban Edge***

Land Use & Built Form planning element: *“The urban edge context areas are predominately residential and tend to act as a transition between urban and suburban areas. Homes in this context are typically low-scale single-and two-unit residential with some small-scale multi-unit residential. Commercial and mixed-use development in this context tends to be found along the main corridors bordering traditional residential areas, with some larger center development.” (p. 205)*

COMPLIANCE: Building an ADU in the older neighborhood of East Colfax maintains the residential feel of this context area while modernizing its transition toward the higher density urban areas nearby. An ADU on the 1112 Verbena lot would be situated at the rear portion of the property and would suffice as a modern urban addition without altering the current pattern of the existing character of the street. Pedestrian access to the new ADU will be from the street with auto access from the alley and a dedicated parking area off the alley as well. Maintaining pedestrian access from the ADU to the street will provide convenient access to the existing neighborhood sidewalk and access to Verbena Park, directly across the street.

Per the Denver Zoning Code, the property is currently classified as an “Urban Edge” neighborhood and the current zone district, E-SU-Dx, as well as the proposed zone district, E-SU-D1x, are already established in the Urban Edge Neighborhood Context. The current zoning and established neighborhood district remain consistent with the Future Neighborhood Context in Blueprint Denver.

## **FUTURE PLACES: *Low Intensity Residential area***

*“Land use and built form in this area are predominately single- and two-unit uses on small or medium lots. Accessory dwelling units and duplex are appropriate and can be thoughtfully integrated where compatible.” (p. 214)*

COMPLIANCE: The proposed zoning change for adding a single-story accessory dwelling unit is compatible with this type of area and would integrate seamlessly with the East Colfax neighborhood as the property would still maintain the single-family character of the neighborhood and due to the large size of the lot, there is ample shared space for outdoor gatherings.

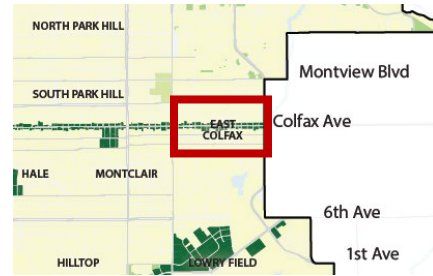
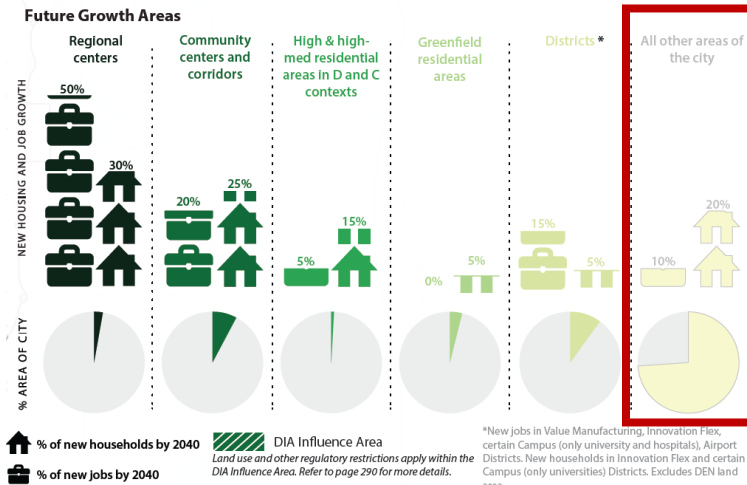
## **GROWTH AREAS STRATEGY:**

*Blueprint Denver 2019 directs growth to key centers, corridors and high-density residential areas that correlate with city transportation options. Other areas of the city are expected to see some, more limited, growth.*

# Denver in 2040

**Total Projections**  
 Population: 894,000  
 Jobs: 720,000

**2017-2040 Growth Projections**  
 Population: +189,000  
 Households: +90,000  
 Jobs: +136,000



**COMPLIANCE:** The proposed ADU on 1112 Verbena Str. meets the growth strategy of *All other areas in the city*. These areas are anticipated to see 20% housing growth and 10% employment growth by the year 2040. This change in zoning would help accommodate that expected growth by providing additional housing options in the East Colfax neighborhood.

## FUTURE STREET TYPE MAP: Verbena Street – classified as “Local” street



**LOCAL**

Local streets can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses.

Local streets provide the lowest degree of through travel but the highest degree of property access.

Street trees within a lawn or planted area is generally used to separate people walking or rolling from traffic.

**COMPLIANCE:** The proposed ADU meets the described street type map consistent with the local street designation. As the ADU will be detached and auto access and parking will be located off the alley, we anticipate any new auto traffic as a result of the ADU on Verbena St. will be minimal. Providing a direct pedestrian connection from the ADU to the street provides access to neighborhood walks and Verbena Park, directly across the street from our home.

## PROPOSED HOUSING POLICY #4: Land Use & Built Form, Housing: Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.

*Strategy E: A citywide approach to enable ADU’s is preferred. Until a holistic approach is in place, individual rezonings to enable ADUs in all residential areas, especially 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 areas.*

COMPLIANCE: The proposed ADU would be located in a residential area near 11<sup>th</sup> Avenue. An amendment to the current zoning allowing an ADU will diversify the available housing choices in the neighborhood by providing alternate, affordable rental options in the predominately single-family home neighborhood and help lift the barrier of the current property zoning.

---

## REFERENCE: **HOUSING AN INCLUSIVE DENVER:**

Adopted in 2018, the Housing an Inclusive Denver plan was not adopted as a supplement to the Comprehensive Plan but can be considered an “adopted plan” for this map amendment review criterion when relevant. 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. In 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 additional 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 (p. 9).*

*“During the public engagement process for this plan, stakeholders shared their ideas about ways that the City could strengthen land use regulations to both support affordable housing projects and more broadly increase diversity of housing types throughout Denver. These ideas focused around three key areas that could be supported in Blueprint Denver, the City’s long-range land-use and transportation plan and part of Denveright: 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, including density as a tool to increase housing supply and introduce affordability; ...” (p. 47)*

COMPLIANCE: This proposed ADU conforms to this strategy and objectives of Housing an Inclusive Denver. Constructing an ADU on the property provides us with an opportunity to offer an alternate, economical mixed-use housing option for our family members. As home prices continue to rise in the area, the ADU may also serve as a rental unit to existing residents who struggle to afford the current costs of home ownership but wish to remain in their community or serve an affordable living option to a resident needing to be within walking distance who works along the fast-developing East Colfax community corridor. The proposed map amendment to E-SU-D1x is consistent with the goals of creating affordability and promoting more access to affordable housing.

## REFERENCE: EAST AREA PLAN:

The East Area Plan was adopted on November 16, 2020 and advances the vision and core values of the Comprehensive Plan 2040. The plan provides a guide for how the neighborhood should evolve over the next 20 years. Several of the 6 themes presented in the plan discuss recommended policies and strategies for addressing housing with the topics of land use and built form and economy and housing with the goal of providing a better and more inclusive range of housing in all neighborhoods.

*Theme 2. Ensure the East Area is an inclusive place in the future by increasing the amount of affordable housing using all available methods. Priority recommendations include:*

*c. Adding more diverse housing options in residential neighborhoods in appropriate locations (see Policies L6 and E4). (p. 9)*

*Policy recommendation L6: Ensure East area neighborhoods are inclusive places by thoughtfully integrating compatibly-designed missing middle housing and accessory dwelling units (ADUs) in appropriate locations (p. 39).*

*Strategy C: Implement zoning changes to encourage missing middle housing at the citywide scale, not just in the East Area, as follows:*

*7. Except to allow ADUs, individual property owner rezonings are not appropriate.*

*Policy recommendation E4: Expand diversity of housing types and affordability to support households of different sizes, ages, and incomes in all neighborhoods (p. 54).*

*Strategy C: Integrate accessory dwelling units (ADU's) and missing middle housing in appropriate locations (See Policy L6) with strategies for affordability and wealth-building for low- and moderate-income residents, such as:*

*1. Providing technical assistance and reducing barriers in permitting and construction for existing homeowners.*

COMPLIANCE: Our home at 1112 Verbena St. is located within the East Colfax neighborhood addressed in the plan and is identified as an area to focus and prioritize equity needs in east Denver. Per the plan, this area provides an essential supply of housing at attainable prices but faces substantial barriers to accessing opportunity and is a top priority for strategies to advance equity by preventing displacement and expanding access to housing and jobs. The East Area Plan proposes implementing zoning changes to allow construction of ADU's to expand the diversity of housing types available, promoting neighborhood inclusivity of all ages and income levels and notes that individual property owner rezonings for ADUs are appropriate. The proposed map amendment to E-SU-D1x is consistent with the goals of creating affordability and promoting more access to affordable housing.

## 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.*

COMPLIANCE: The proposed map amendment from the current zoning of E-SU-DX to an E-SU-D1X is a minor zoning adjustment given that the size of the lot exceeds the minimum requirement for an ADU. The ADU would be accessed through the alley and would not impede the front street view.

### **C. FURTHER PUBLIC HEALTH, SAFETY AND GENERAL WELFARE:**

*The proposed official map amendment furthers the public health, safety and general welfare of the city.*

COMPLIANCE: The proposed map amendment to E-SU-D1X zoning would further the public health, safety and general welfare of the city by providing additional housing where there is currently one home on what is essentially 2 lots. The ADU adds the possibility of a variety of uses including multi-generational housing for growing families, and it would bolster Denver’s capacity to face its ever-increasing rise in population growth.

### **D. JUSTIFYING CIRCUMSTANCES:**

The circumstance is a recently adopted plan providing updated guidance for accessory dwelling units.

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:

COMPLIANCE: The proposed rezoning to add an ADU is in keeping with Recommendation 4 in Blueprint of Denver (pg. 84). ***Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.***

### **E. CONSISTENCY WITH THE NEIGHBORHOOD CONTEXT, PURPOSE AND INTENT OF THE PROPOSED ZONE DISTRICT:**

COMPLIANCE: As an Urban Edge neighborhood, the E-SU-D1X zoning will still maintain the predominately residential character of East Colfax, while still allowing the increase in density that helps transition the area between urban and suburban areas. The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the E-SU-D1x Zone District.

## **Outreach Initiatives**

Brad Grunewald and Aheischel Langston  
1112 Verbena St.  
Denver, CO., 80220

The following outlines our outreach initiatives as requested in the Accessory Dwelling Unit Zone Map Amendment Application for 1112 Verbena St., Denver, CO. 80220.

On July 22, 2020, we emailed letters to the City Council District 5 Councilwoman, Amanda Sawyer and the following RNOs:

- East Colfax Neighborhood Association
- The Fax Partnership
- Inter-Neighborhood Cooperation (INC)
- Lowry Community Master Association
- Lowry United Neighborhoods
- Northeast Denver Friends and Neighbors
- Opportunity Corridor Coalition of United Residents

We explained that we are applying for a Zone Map Amendment to rezone our property at 1112 Verbena St. from E-SU-Dx to E-SU-D1x to allow us to build an ADU. We requested their guidance and any feedback they may have for this process.

As of 7/29/20, we received emails back from Councilwoman Amanda Sawyer's office acknowledging and thanking us for our letter and on 7/23/20 we received an email of support from Monica Martinez, the Executive Director of The Fax Partnership saying that they fully support our rezoning effort for an ADU.

On an informal approach, we have discussed with some of our surrounding neighbors that we are applying for rezoning to build an ADU. Especially because of the size of our lot, they have been supportive and think it will be a positive addition to the neighborhood.