

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	Daniel Humphreys	Representative Name	
Address	1818 S Humboldt St	Address	
City, State, Zip	Denver, CO 80210	City, State, Zip	
Telephone	(303) 598-8516	Telephone	
Email	daniel.lee.humphreys@gmail.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):	1818 S Humboldt St Denver, CO 80210		
Assessor's Parcel Numbers:	5233-28-003		
Area in Acres or Square Feet:	6,240 SF		
Current Zone District(s):	U-SU-C		
PROPOSAL			
Proposed Zone District:	U-SU-C1		
PRE-APPLICATION INFORMATION			
Did you have a pre-application meeting with Development Services Residential Team?	☐ Yes - if yes, state the meeting date _____ ☒ No - if no, describe why not <u>Site Plan not developed yet.</u>		
Did you contact the City Council District Office regarding this application?	☒ Yes - if yes, state date and method <u>Emailed Councilmember Kashmann on 4/21/22</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 Rezoning: 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>U-SU-C1</u> 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
Daniel Humphreys	1818 S Humboldt St Denver, CO 80210 (303) 598-8516 daniel.lee.humphreys@gmail.com	100%		4/21/22	Warranty Deed	NO



State Documentary Fee
Date: July 13, 2010
\$ 24.20

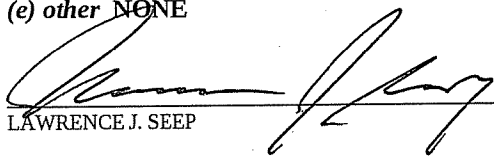
Warranty Deed
(Pursuant to 38-30-113 C.R.S.)

THIS DEED, made on **July 13, 2010** by **LAWRENCE J. SEEP** Grantor(s), of the County of **ARAPAHOE** and State of **COLORADO** for the consideration of **(\$242,000.00) *** Two Hundred Forty Two Thousand and 00/100 ***** dollars in hand paid, hereby sells and conveys to **DANIEL L. HUMPHREYS** Grantee(s), whose street address is **1818 SOUTH HUMBOLDT STREET DENVER, CO 80210, CITY AND** County of **DENVER**, and State of **COLORADO**, the following real property in the **CITY AND** County of **Denver**, and State of Colorado, to wit:

LOTS 5 AND 6, BLOCK 57, STEBBINS HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

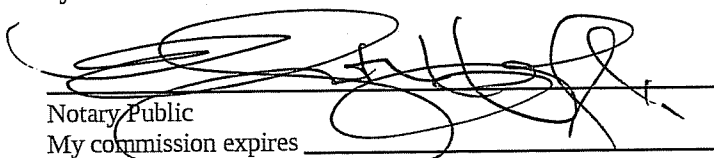
also known by street and number as: **1818 SOUTH HUMBOLDT STREET DENVER CO 80210**

with all its appurtenances and warrants the title to the same, subject to *all taxes and assessments for the year 2010 and the matters stated in Section 13 (transfer of title) of the Contract to Buy and Sell Real Estate (a) those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Section 8.1 (Title Review); (b) distribution utility easements (including cable TV); (c) those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Section 8.2 (Matters not Shown by the Public Records) and Section 8.3 (Survey Review); (d) inclusion of the Property within any special tax district; and, (e) other* **NONE**


LAWRENCE J. SEEP

State of **COLORADO**)
) ss.
City and County of **DENVER**)

The foregoing instrument was acknowledged before me on this day of **July 13, 2010**
by **LAWRENCE J. SEEP**


Notary Public
My commission expires _____

ELIZABETH H. GRUBER-COOKSEY
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Jan. 20, 2011

When Recorded Return to: **DANIEL L. HUMPHREYS**
1818 SOUTH HUMBOLDT STREET DENVER, CO 80210

April 21, 2022

ADU Rezoning Application - Outreach Narrative

As part of my ADU rezoning application for my property at 1818 S Humboldt Street I have emailed Councilmember Kashmann's office on 4/21/22, Margy Kennedy & Sean Uyeda with the University Neighbors Neighborhood Association on 4/6/22, and mailed letters to my neighbors within 200 feet on 4/21/22 (see below for these documents).

Regards,

A handwritten signature in blue ink, appearing to read "Dan Humphreys". The signature is stylized and cursive.

Dan Humphreys



Dan Humphreys <daniel.lee.humphreys@gmail.com>

ADU Rezoning Application

Dan Humphreys <daniel.lee.humphreys@gmail.com>

Thu, Apr 21, 2022 at 7:41 AM

To: Paul.Kashmann@denvergov.org

Bcc: daniel.lee.humphreys@gmail.com

Hello Councilmember Kashmann,

My name is Dan Humphreys and I've been a resident in the University Neighborhood since 2010. I'm pursuing an ADU rezoning (U-SU-C1) for my property at 1818 S Humboldt St., and want to notify you and your office. I met with Libbie Adams with the City of Denver yesterday for the pre-application meeting, and will be submitting an application next week.

Feel free to reach out with any questions or concerns.

Sincerely,

Dan
(303) 598-8516



Dan Humphreys <daniel.lee.humphreys@gmail.com>

Potential Rezoning Request

Dan Humphreys <daniel.lee.humphreys@gmail.com>
To: sean_uyeda@msn.com, mpkennedy1@aol.com
Bcc: Dan Humphreys <daniel.lee.humphreys@gmail.com>

Wed, Apr 6, 2022 at 1:23 PM

Hello,

My name is Dan Humphreys and I've been a resident and home owner in the University Neighborhood since 2010. I'm interested in pursuing a rezoning of my primary property to build an ADU (U-SU-C1). I know the City looks to the RNO's for their approval, so I thought I'd start the process by reaching out to you. I see that the next monthly meeting is on April 14th. Is attending that meeting the best way to start the conversation with UNNA?

Thanks

-Dan Humphreys
1818 S Humboldt St
Denver, CO 80210

April 21, 2022

Dear Neighbor,

I'm writing to notify you that I'm applying for rezoning of my property at 1818 S Humboldt Street to allow for an accessory dwelling unit (U-SU-C1). The first step of this process is to notify all neighbors. You should receive a letter from the City of Denver in the next couple of months.

Feel free to reach out with any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dan Humphreys". The signature is stylized with a large "D" and "H".

Dan Humphreys