



## 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	
*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):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
PRE-APPLICATION INFORMATION			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	<input type="checkbox"/> Yes - State the contact name & meeting date _____	<input type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3)	
Did you contact the City Council District Office regarding this application ?	<input type="checkbox"/> Yes - if yes, state date and method _____	<input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)	

## REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)

<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm <b>and</b> include sections in the review criteria narrative attachment</p>	<p><input 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>Please provide a review criteria narrative attachment describing <b>how</b> the requested zone district is consistent with the policies and recommendations found in <b>each</b> of the adopted plans below. Each plan should have its' own subsection.</p> <p><b>1. Denver Comprehensive Plan 2040</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p><b>2. Blueprint Denver</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</p>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B &amp; C</p> <p>Check boxes to the right to affirm <b>and</b> include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input 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 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>In the review criteria narrative attachment, please provide an additional section describing <b>how</b> the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box <b>and</b> include a section in the review criteria narrative attachment.</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error;</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact;</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to , steep slopes, floodplain, unstable soils, and inadequate drainage;</p> <p><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:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><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.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><input 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>In the review criteria narrative attachment, please provide a separate section describing <b>how</b> the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>

**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 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.
- Review Criteria Narratives. See page 2 for details.

**ADDITIONAL ATTACHMENTS (IF APPLICABLE)**

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- Written narrative explaining reason for the request** (optional)
- Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged )
- Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- 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 a corporate entity such as an LLC as the owner, this document is required.)
- Other Attachments.** Please describe below.



# REZONING GUIDE

Rezoning Application Page 4 of 4

## PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

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

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES

# **Land Descriptions**

4345 N Bryant Street:

EAST 125 FEET OF LOT 18 BLOCK 3  
PERRINS SUB, PERRIN AND COOPERS RESUB  
CITY AND COUNTY OF DENVER  
STATE OF COLORADO

4530 N Winona Court:

LOT 17 AND SOUTH HALF OF LOT 16 EXCLUDING REAR 8 FEET TO CITY,  
BLOCK 35, RESUB OF BLOCKS 1 TO 40 INCLUSIVE BERKELEY  
CITY AND COUNTY OF DENVER  
STATE OF COLORADO

## 4345 N BRYANT STREET, DENVER CO 80211

Property Owner: Eryn Harker



## 4530 N WINONA COURT, DENVER CO 80212

Property Owner: Melissa Rick

These two properties are filing an application together at the recommendation of District 1 City Counsel Office: Naomi Grunditz, District 1 Planner, Office of Councilwoman Amanda P. Sandoval.

### Reasons include:

- zoning for each property is currently **U-SU-C1** and the request is to rezone to **U-SU-B1**
- properties are both in District 1, neighborhoods are adjacent and share the same zoning codes
- reduces the time and effort of Community Planning and Development Departments in reviewing/researching application
- allows property owners to share the cost of application fee

# OFFICIAL MAP AMENDMENT REVIEW CRITERIA

## INTRODUCTION

The proposed zoning amendment for 4345 N Bryant Street and 4530 N Winona Court (the Properties) from U-SU-C1 to U-SU-B1 is consistent with the recommendations in the City of Denver's Adopted Plans.

The Properties are located in Denver City District 1. 4345 N Bryant Street is located in the Sunnyside neighborhood on the West side of Bryant Street immediately south of 44th Avenue. 4530 N Winona Court is located in the Berkley neighborhood on the east side of N Winona Court south of 46th Avenue. The properties are currently zoned as U-SU-C1 allowing urban houses and detached accessory dwelling units with a minimum lot size of 5,500 square feet. Existing contexts surrounding the Properties include U-SU-C1, U-SU-B1, U-MS-3, U-TU-C, OS-A. The proposed new zoning for the Property to U-SU-B1 will allow for an urban home and detached accessory dwelling unit with a minimum lot size of 4,500 square feet.

The purpose of the proposed Official Map Amendment is to allow an accessory dwelling unit to be built in the backyards of the Properties. The lot sizes of the Properties are 4,710 and 4,690 square feet, which is below the required 5,500 square feet for the current U-SU-C1 zoning. Because of the discrepancy in lot size we are requesting to rezone the Properties to U-SU-B1 where it will fall within the 4,500 square foot lot size requirement for building an ADU.

Justification of the successful rezoning aligns with the City's Adopted Plans consisting of Blueprint Denver 2019, Comprehensive Plan 2040, and Housing an Inclusive Denver, as well as support and sustain the existing residential character of the neighborhood. The proposed map amendment is consistent with the City's long and short term goals while enabling modest growth in an appropriate scale and form while diversifying the housing stock that the City needs.

### **CONSISTENCY WITH ADOPTED PLANS**

**The proposed map amendment is consistent with many objective of [COMPREHENSIVE PLAN 2040](#) including, but not limited to:**

The proposed amendment will follow the equitable, affordable, and inclusive goals of allowing development of housing close to transit and mixed use developments. The Properties are within walking distance to the RTD 44 bus, close to designated city bike paths, and close to the high capacity transit of Federal Boulevard, 38th Avenue and Sheridan Boulevard. It will help create a greater mix of housing options in neighborhoods for families and individuals of all needs. It will improve equitable access resources that improve quality of life, help foster a community of opportunity by aligning housing strategies and investments to improve economic mobility with access to transit and services, and ensure city policies and regulations encouraging every neighborhood to provide a complete range of housing options.

The proposed amendment will help build strong and authentic neighborhoods by encouraging quality infill development that is consistent with the surrounding neighborhoods and providing a greater mix of housing options for people seeking a more affordable option for living in the neighborhood. It would help preserve authenticity of Denver's neighborhoods and celebrate our history, architecture, and culture with preservation of historic, modest, and affordable homes. The new structures would enhance the neighborhood through high quality design that would complement the existing homes without disrupting the integrity of the historic homes within the neighborhood. An amendment would conduct intentional, equitable, and measurable neighborhood planning for the city, home owners, and their neighbors.

The proposed amendment will keep the district connected, safe, and accessible by focusing growth near transit such as the RTD bus routes 44 and 31 Federal, designated Community Corridor at Federal and I-70, and designated bike lanes. It will also help advance innovative curb lane management and parking policies by providing off street parking.

The proposed amendment will help keep Denver environmentally resilient by promoting infill development where infrastructure and services are already in place along the 38th Avenue, 44th Avenue, Federal Boulevard, Tennyson Street, and Sheridan Boulevard as well as throughout other parts of the district. It will encourage mixed use communities where residents can live, work, and play in their own neighborhoods with a focus on easy access to public transit and bike lanes thereby reducing carbon emissions. Building of the structures will provide an opportunity to replace outdated existing structures with current safe materials and up to date city codes for safety.

The proposed amendment will help keep the community healthy and active by creating housing in a walkable neighborhood close to parks and bike lanes. The location of the new housing is accessible to affordable, nutritious, and culturally diverse foods throughout the neighborhood such as grocery stores like Leavers Locavore, Sprouts, and Vitamin Cottage as well as many locally owned restaurants of a variety of ethnicities.

**The proposed map amendment is consistent with many objective of BLUEPRINT DENVER including, but not limited to:**

The existing zone district for the Properties is “U-SU” identifying the Neighborhood context as “Urban”. While there are many single homes in our district, there are also many multi-unit properties as well. The proposed U-SU-B1 zone is still an “urban” neighborhood and offers no significant change other than the minimum lot size to build an ADU. Within the Urban Neighborhood Context the properties are “Residential Low” areas and according to Blueprint Denver 2019 ADUs are appropriate and follow the existing neighborhood context. Nothing about building an ADU differs from U-SU-C1 to U-SU-B1 other than the minimum lot size required to do so. If ADUs can be built within the neighborhood on lots zoned U-SU-B1 with lot sizes that are very similar to the lot size of the subject properties, then it stands to reason that building an ADU on the subject properties is not out of the ordinary and follows existing neighborhood compatibility.

Approval of the proposed amendment of zoning would further the public health, safety and general welfare of the city by supporting upgrades to our older homes to meet modern code, safety, and quality of life standard by removing the existing out of code garages and replacing them with new structures built to current code. An amendment will also enable us to provide an additional and affordable unit of housing where there was only one unit of housing as well as create more available street parking by providing increased garage parking for the Properties. These properties are also centrally located to public transit, parks such as Rocky Mountain Lake Park and Berkley Lake Park, Chaffee Park, Tennyson Street restaurants and shopping, as well as many other neighborhood restaurants and shopping providing current and future residents a high quality of life within the neighborhood.

This amendment will incentivize the preservation and reuse of existing smaller modest and affordable homes within the city. The character of our older Denver neighborhood is defined by the older homes. These small homes tend to be a more attainable choice and, while not officially income restricted, provide more affordable options than if a new home was built on the lot. Preserving these choices in neighborhoods is important for affordability and for maintaining character.

Allowing to make such a substantial investment in the Properties will help us to participate in Denver’s growth and prosperity strategy. Increasing the development of affordable and mixed income housing particularly in areas near transit (west bound RTD 44 bus, designated bike routes, etc.), services, and amenities will help to meet the area goals of job growth and new households.

Adjacent street types to the Properties are residential and mixed use. Adjacent zoning includes U-SU-C1, U-SU-B1, U-MS-3, and U-TU-C. Rezoning from U-SU-C1 to U-SU-B1 is not inconsistent with other multi dwelling properties in the residential and mixed use zoning within District 1. This amendment will provide an opportunity for us as homeowners and residents to participate in creating a vision for the part of Denver we care most about - our district.

This amendment would improve equity concepts in our district by providing a better and more inclusive range of housing and employment options in all neighborhoods. It would also follow Blueprint Denver’s recommendation of including underrepresented residents in the city planning process by allowing us, the homeowners, to contribute to our vision of the city planning process.

This amendment would follow the City recommendation of promoting the development of ADUs as a wealth-building tool for existing moderate-income homeowners. The future ADU could be an additional income for the subject property owners or provide family housing in special circumstances creating a more stable,



attainable home ownership in an expensive neighborhood. The development of an ADU on the Properties would create a firm “wealth-building tool for low and moderate-income homeowners” to flourish and preserve homeownership in the district.

### **UNIFORMITY OF DISTRICT REGULATIONS AND RESTRICTIONS**

This proposed official map amendment from U-SU-C1 to U-SU-B1 is a minor zoning adjustment and is still consistent with the uniformity of the U-SU district regulations, restrictions and descriptions because of the fact that any and all future property improvements will follow the current district’s codes, standards and regulations. Approval of this map amendment will result in the uniform application of the U-SU zone district because the uses of the proposed ADU will be regulated through the U-SU-B1 district’s codes, permits and regulations.

### **PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE**

The proposed amendment of our current zoning would further the public health, safety, and general welfare of the city by providing additional and diversified housing choices. The ADU has a variety of uses including an affordable housing option for aging parents to age in place / multigenerational housing for growing families, and increases the housing supply on the market for residents of Denver with mixed-income budgets. Moreover, it would increase density near a main highway – Interstate 70, light rail, and multiple bus routes on 44th Ave, Federal Blvd and Sheridan Blvd. It positions future residents with a high quality of life, including walkable access to three neighborhood parks as well as 44th Avenue, Tejon and Tennyson Street shops and services, thereby also providing these businesses with fiscal opportunity.

### **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:*

*a) Changed, or changing conditions in a particular area, or in the city generally*

Sunnyside and Berkeley Park have become desirable areas to live due to their proximity to the city alongside the affordable rentals in the area. These ADUs contribute to the need for additional housing to accommodate the continual influx of people and allow potential residents to live close to downtown and central / surrounding city amenities.

*b) A City adopted plan*

The proposed change in zoning to allow for ADUs is in keeping with all city adopted plans. Blueprint Denver 2019, Comprehensive Plan 2040 and Housing an Inclusive Denver have documented support for ADUs. **BLUEPRINT DENVER 2019** Recommendation 4 goals state that the city aims to “Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas” and “Until a holistic approach is in place, individual rezoning to enable ADUs in all residential areas, especially where proximate to transit, are appropriate.” The proposed change in zoning is in keeping with **COMPREHENSIVE PLAN 2040** goals which state the city aims to “Increase development of housing units close to transit and mixed-use developments, create a greater mix of housing options in every neighborhood for all individuals and families and increase the development of senior-friendly and family-friendly housing.” **HOUSING AN INCLUSIVE DENVER** recognizes the importance of ADUs as a way to achieve and maintain attainable home ownership. It recognizes the importance of ADUs to give residents options to increase property ownership, types of housing, and city economic growth.

*Conclusion:* Due to changing conditions in the city where Denver’s population is growing at a continual rate, housing options are needed and the development of ADUs is one of those options. The City adopted plans of Blueprint Denver 2019, Comprehensive Plan 2040, and Housing an Inclusive Denver support ADUs and the approval of this proposed map amendment directly addresses these plans. The proposed rezoning is in

the public interest because the City of Denver has documented support of ADUs and this map amendment will allow an ADU to be built on the subject property. Because ADUs can be built on proposed adjacent U-SU-B1 and U-SU-C1 zoned lots in the neighborhood the amendment would follow existing neighborhood compatibility and all city adopted plans. The proposed 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 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**

*a) the proposed district neighborhood context description*

The proposed map amendment aligns with the description of the general character of an Urban neighborhood context which is defined as Urban low intensity residential area) with predominantly single unit and two-unit buildings with Accessory dwelling units allowed throughout the neighborhood. Rezoning each property from U-SU-C1 to U-SU-B1 would allow for an increase from one unit to two units, thus maintaining the intended Urban Neighborhood Context.

*b) the general purpose statement*

The proposed map amendment is consistent with the General Purpose and Intent of the Residential district in that it intends to maintain all the character of an Urban Neighborhood Context without changing anything but the zone code due to the stated minimum lot size to build an ADU. The intention is still to promote and protect residential neighborhoods and continue to keep the property consistent with the purpose and intent of the proposed zone district in every way.

*c) the specific intent statement found in Denver Zoning Code (5.2-2)*

The specific intent defines a **U-SU-C1** as *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.*

The code defines **U-SU-B1** to be *a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 4,500 square feet. Blocks typically have a pattern of 37.5 foot wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-B but allowing a detached accessory dwelling unit building form in the rear yard.*

Therefore the proposed rezonings fully align with the intent of U-SU-B1 codes and are even more appropriate to each property than their current coding in that the lot widths are within the minimum lot size to build an ADU.

## **4345 N BRYANT STREET, DENVER CO 80211**

Property Owner: Eryn Harker

The proposed map amendment is consistent with the objectives of the Sunnyside Neighborhood Plan (1992) including but not limited to:

The Sunnyside Neighborhood Plan adopted in 1992 identified the area as residential. The plan lists a single goal for land use and zoning which is to maintain and stabilize the residential character of Sunnyside while encouraging small scale shops and offices, particularly in the commercial zones along 44th Ave and Tejon Street, that will enhance and serve the neighborhood. It does not offer any recommendations for the property or surrounding area. The proposed U-SU-B1 is a residential zone already existing in the district that would continue to reinforce the residential character of the area as designated by the Sunnyside Neighborhood Plan.

### **THE VISION FOR 4345 N BRYANT STREET**

I purchased the 1905 Bungalow in May of 2019. I was fortunate enough to purchase the home from a friend who, as a single mom, was unable to keep up with the demands of the maintenance of an old home and the increasing cost of living within Denver. She sold me the home because she knew I had a vision of restoring it to its former glory and wanted to avoid selling to someone who would demolish the historic home for a new build. For this reason we came to an agreement on the price and I was able to afford the property without competing with an investor who could easily have out bid me had she chosen to list the home.

My plans for the property are in two phases that will take place over the next few years as budget allows. The first phase is building a new garage to replace the existing garage that has major structural damage. Because the garage must be demolished and rebuilt, adding a second story with an ADU is simply an extension of a project already necessary. This ADU will provide me a place to live while the historic home gets restored and updated (new plumbing, electrical, furnace, water heater, the list goes on) thus saving me the cost of renting during phase two of the project. Once the home restoration is finished the ADU will provide more affordable housing to someone who desires to live in the neighborhood as well as help offset the cost of the home renovations so that I can continue to afford to live in my dream home in this neighborhood I love.

**4345 N BRYANT STREET, DENVER CO 80211**

Property Owner: Eryn Harker

## **OUTREACH**

**Sunnyside United Neighborhood Inc.:**

4345 N Bryant Street ADU - On meeting Agenda 11/12/20

**Neighbor Letters of Support:**

See following pages

November 6, 2020

City of Denver Planning Board,

I am the property owner adjacent to 4345 N Bryant Street owned by Eryn Harker. I am aware of the proposed rezoning of the lot mentioned from U-SU-C1 to U-SU-B1. I understand that the purpose of this rezoning is to allow for the construction of a new garage with an accessory dwelling unit on the southwest corner of the property.

I have spoken with Eryn and have no questions or concerns at this time with the proposed plans for the rezoning and construction. I offer this letter of support for her endeavors with the city during rezoning, design, and construction of the new garage with an accessory dwelling unit on her property.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Nicole Tronzo', is written over a light blue circular stamp.

Nicole Tronzo  
2626 W 44th Ave  
Denver, CO 80211

November 6, 2020

City of Denver Planning Board,

I am the property owner adjacent to 4345 N Bryant Street owned by Eryn Harker. I am aware of the proposed rezoning of the lot mentioned from U-SU-C1 to U-SU-B1. I understand that the purpose of this rezoning is to allow for the construction of a new garage with an accessory dwelling unit on the southwest corner of the property.

I have spoken with Eryn and have no questions or concerns at this time with the proposed plans for the rezoning and construction. I offer this letter of support for her endeavors with the city during rezoning, design, and construction of the new garage with an accessory dwelling unit on her property.

Sincerely,



Belenda Tonge  
Freida Tonge

Freida Tonge & Belenda Tonge  
4353 N Bryant Street  
Denver, CO 80211

November 6, 2020

City of Denver Planning Board,

I am the property owner adjacent to 4345 N Bryant Street owned by Eryn Harker. I am aware of the proposed rezoning of the lot mentioned from U-SU-C1 to U-SU-B1. I understand that the purpose of this rezoning is to allow for the construction of a new garage with an accessory dwelling unit on the southwest corner of the property.

I have spoken with Eryn and have no questions or concerns at this time with the proposed plans for the rezoning and construction. I offer this letter of support for her endeavors with the city during rezoning, design, and construction of the new garage with an accessory dwelling unit on her property.

Sincerely,



Jerimiah Greif and Ranae Tunison  
4339 N Bryant Street  
Denver, CO 80211

## **4530 N WINONA COURT, DENVER CO 80212**

Property Owner: Melissa Rick

### **THE VISION FOR 4530 N WINONA COURT**

I purchased this 1925 bungalow in 2007, and have been working to restore and update the property, preserving much of the original architectural design. The intent of this rezoning application from U-SU-C1 to U-SU-B1 is to allow for the building of an ADU on the rear south side of the property.

The reason for building an ADU is to be able to provide a home for my parents to live near my sister and I. On August 13, 2020, my mother, who lives in Ocala, Florida had a stroke. She was hospitalized for 10 days and then continued with rehabilitation therapy on an in-home care basis. Since that time she has made a significant recovery but is left with some memory and physical challenges that prevent her from managing her own daily care. My father is with her, but is not able to care for her on his own. The family has decided that the best solution for their current and future needs is to bring them to Denver where they will be in close proximity for help with their daily and long term needs. Due to the current housing market in Denver however, they are unable to buy or rent a home and still maintain their living budget. The only affordable option we have found is to build an ADU on this property. I greatly appreciate your consideration to grant this rezoning to allow us to carry out our plan to bring my parents to Denver and provide for them as they advance in years.

It should be noted that this property is directly adjacent to U-TU-C zoning (N Vrain Street) and in close proximity to OS-A (Tennyson Street). The U-TU-C properties sit in a row directly behind my lot and are 3 stories tall. Building an ADU would help to provide some privacy for the house and yard.



**4530 WINONA COURT, DENVER CO 80212**

Property Owner: Melissa Rick

## **OUTREACH**

### **Berkeley Regis United Neighbors.:**

Email to brunrno@gmail.com 10/25/20

Received reply 10/27/20

See content on following page

### **Neighbor Letters of Support:**

See following pages



Melissa Rick &lt;mrickdesign@gmail.com&gt;

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**BRUN ZAP - ADU Outreach**

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**BRUN Zoning & Planning (ZAP)** <brunzoning@gmail.com>

Tue, Oct 27, 2020 at 11:55 PM

To: mrickdesign@gmail.com

Hello Melissa

My name is Jeff Stine, I'm the chair of the BRUN Zoning and Planning Committee. President of BRUN, Steven Teitelbaum, forwarded your email to me.

The Email:

Hi,

I am a Berkley Park resident and am in the process of applying to rezone my property from U-SU-C1 to U-SU-B1 in order to build a small ADU for my aging parents. Due to my mother's failing health there is a need to move them closer to me in order to help with their care.

I'm interested to hear BRUN's feedback on ADUs in the neighborhood.

Thanks,

Melissa Rick

To answer your questions:

We've been seeing quite a few of these applications come to our ZAP committee recently. When the formal process begins with the City of Denver, the application filed and a notification received, BRUN will initiate an outreach effort to solicit feedback from surrounding properties. We usually send a letter to a 200 ft. radius around the subject property. The letter is to notify the neighborhood of the proposed zoning change and to ask the simple question, "Do you support or oppose the application?". There's also an opportunity to provide comments if deemed appropriate. After information is gathered, BRUN will prepare a 'letter of findings' that will be sent to Denver Planning Board and Land Use, Transportation and Infrastructure Committee as the application process continues.

BRUN does not typically come out for or against an application. On certain occasions, the BRUN Board may offer an opinion letter when asked to by the applicant or if a large pool of neighbors has serious problems with the proposed application.

Thank you for reaching out to BRUN on this issue.

Jeff Stine  
BRUN ZAP

November 9, 2020

City of Denver Planning Board,

I am the property owner adjacent to 4530 Winona Ct. owned by Melissa Rick. I am aware of the proposed rezoning of the lot mentioned from U-SU-C1 to U-SU-B1. I understand that the purpose of this rezoning is to allow for the construction of a new garage with an accessory dwelling unit on the southwest ~~west~~ <sup>east</sup> corner of the property.

I have spoken with Melissa and have no questions or concerns at this time with the proposed plans for the rezoning and construction. I offer this letter of support for her endeavors with the city during rezoning, design, and construction of the new garage with an accessory dwelling unit on her property.

Sincerely,



4524 Winona Ct  
Denver CO 80212

November 9, 2020

City of Denver Planning Board,

I am the property owner adjacent to 4530 Winona Ct. owned by Melissa Rick. I am aware of the proposed rezoning of the lot mentioned from U-SU-C1 to U-SU-B1. I understand that the purpose of this rezoning is to allow for the construction of a new garage with an accessory dwelling unit on the south~~west~~<sup>east</sup> corner of the property.

I have spoken with Melissa and have no questions or concerns at this time with the proposed plans for the rezoning and construction. I offer this letter of support for her endeavors with the city during rezoning, design, and construction of the new garage with an accessory dwelling unit on her property.

Sincerely,

*Mark Brissard*  
4538 Winona Ct.

November 9, 2020

City of Denver Planning Board,

I am the property owner adjacent to 4530 Winona Ct. owned by Melissa Rick. I am aware of the proposed rezoning of the lot mentioned from U-SU-C1 to U-SU-B1. I understand that the purpose of this rezoning is to allow for the construction of a new garage with an accessory dwelling unit on the south~~west~~<sup>east</sup> corner of the property.

I have spoken with Melissa and have no questions or concerns at this time with the proposed plans for the rezoning and construction. I offer this letter of support for her endeavors with the city during rezoning, design, and construction of the new garage with an accessory dwelling unit on her property.

Sincerely,



JEFF SOEDER  
4535 WINONA CT

November 9, 2020

City of Denver Planning Board,

I am the property owner adjacent to 4530 Winona Ct. owned by Melissa Rick. I am aware of the proposed rezoning of the lot mentioned from U-SU-C1 to U-SU-B1. I understand that the purpose of this rezoning is to allow for the construction of a new garage with an accessory dwelling unit on the south<sup>west</sup>~~west~~<sub>east</sub> corner of the property.

I have spoken with Melissa and have no questions or concerns at this time with the proposed plans for the rezoning and construction. I offer this letter of support for her endeavors with the city during rezoning, design, and construction of the new garage with an accessory dwelling unit on her property.

Sincerely,

*Theresa Luwand*  
4543 Winona Ct  
Denver CO. 80212

# 4530 N WINONA CT

**Owner** RICK, MELISSA ANN  
 4530 WINONA CT  
 DENVER, CO 80212-2513

**Schedule Number** 02192-03-011-000

**Legal Description** BERKELEY 02192 B35 L17 & S/2 OF L16 EXC REAR 8FT TO CITY RESUB OF BLKS 1 TO 40

**Property Type** RESIDENTIAL

**Tax District** DENV

**Print Summary**

**Property Description**

<b>Style:</b>	13	<b>Building Sqr. Foot:</b>	827
<b>Bedrooms:</b>	2	<b>Baths Full/Half:</b>	1/0
<b>Effective Year Built:</b>	1925	<b>Basement/Finish:</b>	827/750
<b>Lot Size:</b>	4,690	<b>Zoned As:</b>	U-SU-C1

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

**Current Year**

**Actual Assessed Exempt**

	Actual	Assessed	Exempt	
Land		\$274,600	\$19,630	\$0
Improvements		\$181,800	\$13,000	
<b>Total</b>		<b>\$456,400</b>	<b>\$32,630</b>	

**Prior Year**

**Actual Assessed Exempt**

	Actual	Assessed	Exempt	
Land		\$274,600	\$19,630	\$0
Improvements		\$181,800	\$13,000	
<b>Total</b>		<b>\$456,400</b>	<b>\$32,630</b>	

**Real Estates Property Taxes for current tax year**

Mill Levy \* 72.116 \*

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

The property tax system is undergoing an upgrade and the most recent tax assessment data is unavailable at this time. Please contact 311 if you need immediate assistance.

**Additional Information**

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N	Scheduled to be Paid by Mortgage Company ⓘ	N
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$2,079.57**

**Assessed Value for the current tax year**

Assessed Land	\$19,630.00	Assessed Improvements	\$13,000.00
Exemption	\$0.00	<b>Total Assessed Value</b>	<b>\$32,630.00</b>



# 4345 N BRYANT ST

**Owner** HARKER, ERYN  
4345 BRYANT ST  
DENVER, CO 80211-1739

**Schedule Number** 02204-03-016-000

**Legal Description** E 125FT OF L 18 BLK 3 PERRINS SUB PERRIN & COOPERS RESUB

**Property Type** RESIDENTIAL

**Tax District** DENV

## Print Summary

### Property Description

<b>Style:</b>	13	<b>Building Sqr. Foot:</b>	882
<b>Bedrooms:</b>	2	<b>Baths Full/Half:</b>	1/0
<b>Effective Year Built:</b>	1905	<b>Basement/Finish:</b>	166/0
<b>Lot Size:</b>	4,710	<b>Zoned As:</b>	U-SU-C1

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

## Current Year

	<b>Actual</b>	<b>Assessed</b>	<b>Exempt</b>
Land		\$206,900	\$14,790 \$0
Improvements		\$168,500	\$12,050
<b>Total</b>		<b>\$375,400</b>	<b>\$26,840</b>

## Prior Year

	<b>Actual</b>	<b>Assessed</b>	<b>Exempt</b>
Land		\$206,900	\$14,790 \$0
Improvements		\$149,700	\$10,700
<b>Total</b>		<b>\$356,600</b>	<b>\$25,490</b>

## Real Estates Property Taxes for current tax year

Mill Levy \* 72.116 \*

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

The property tax system is undergoing an upgrade and the most recent tax assessment data is unavailable at this time. Please contact 311 if you need immediate assistance.

### Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N	Scheduled to be Paid by Mortgage Company ⓘ	N
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$1,678.82**

### Assessed Value for the current tax year

Assessed Land	\$14,790.00	Assessed Improvements	\$10,700.00
Exemption	\$0.00	Total Assessed Value	\$25,490.00