



TO: Land Use, Transportation, and Infrastructure Committee of the Denver City Council
FROM: Libbie Adams, AICP, Senior City Planner
DATE: August 11, 2022
RE: Official Zoning Map Amendment Application #2022I-00015

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for Application #2022I-00015.

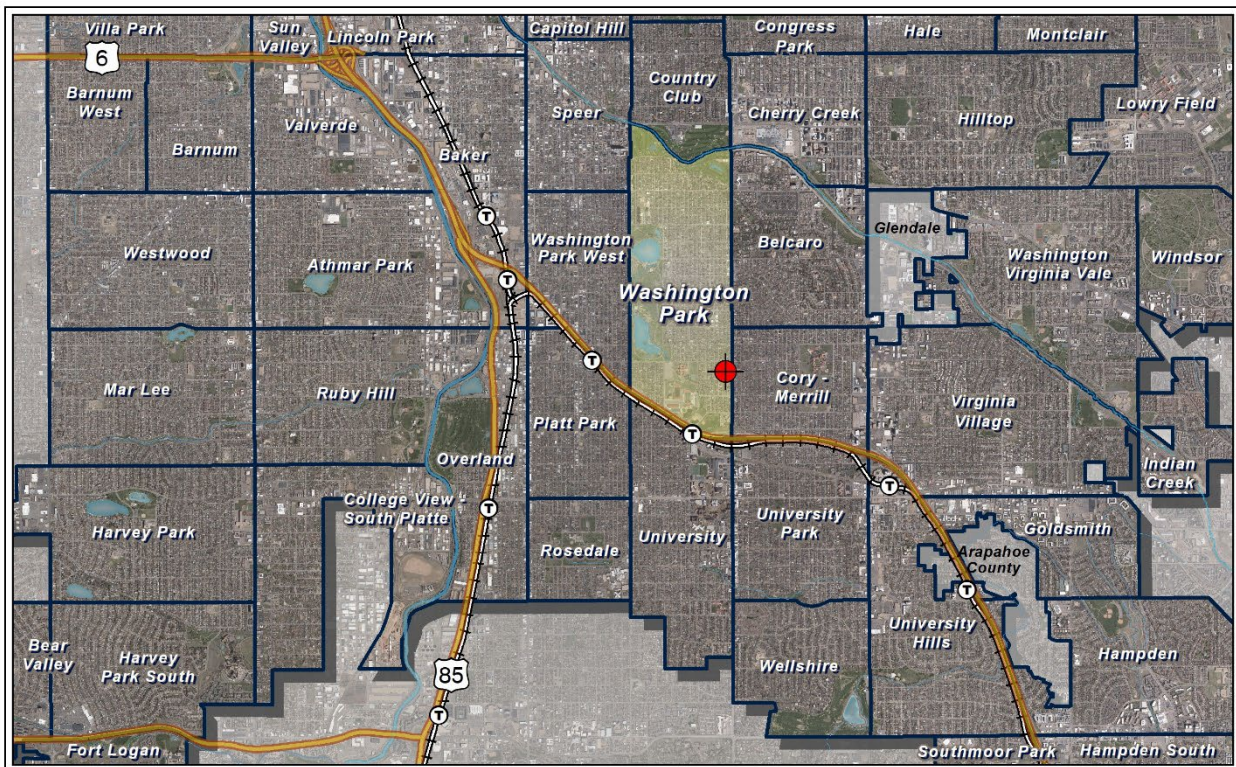
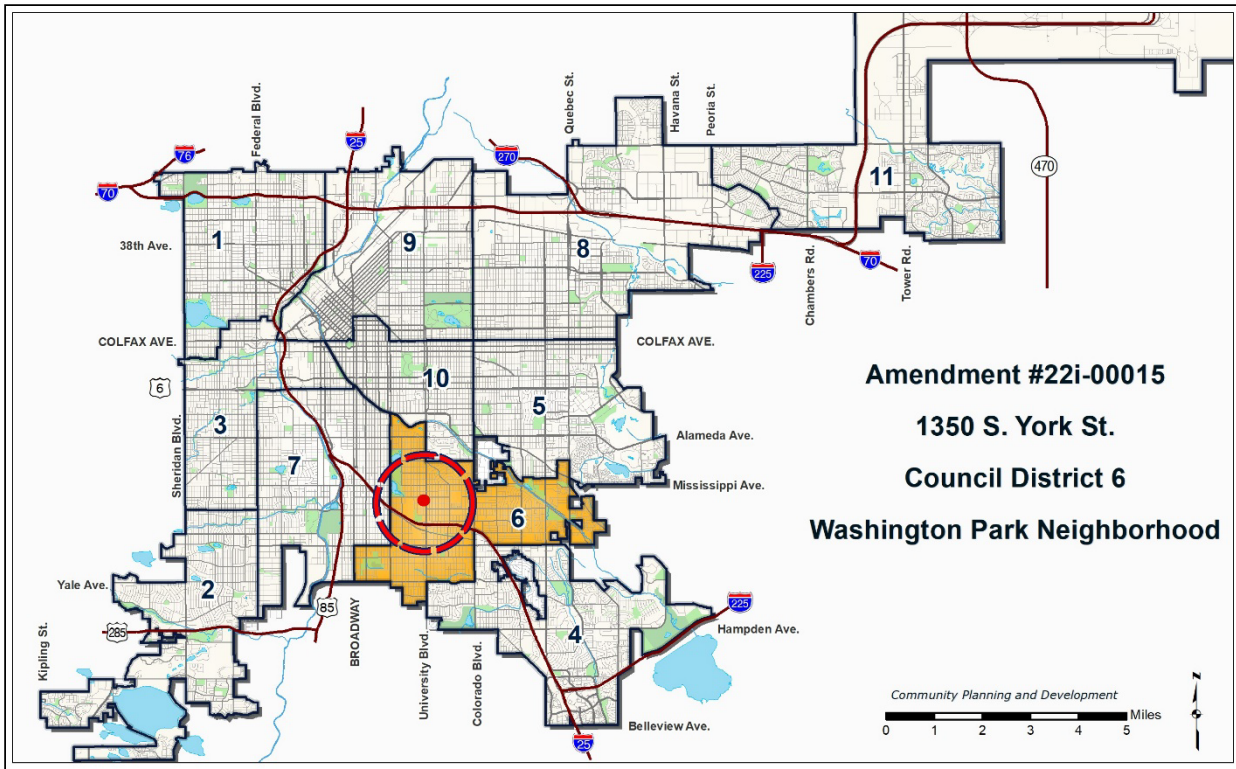
Request for Rezoning

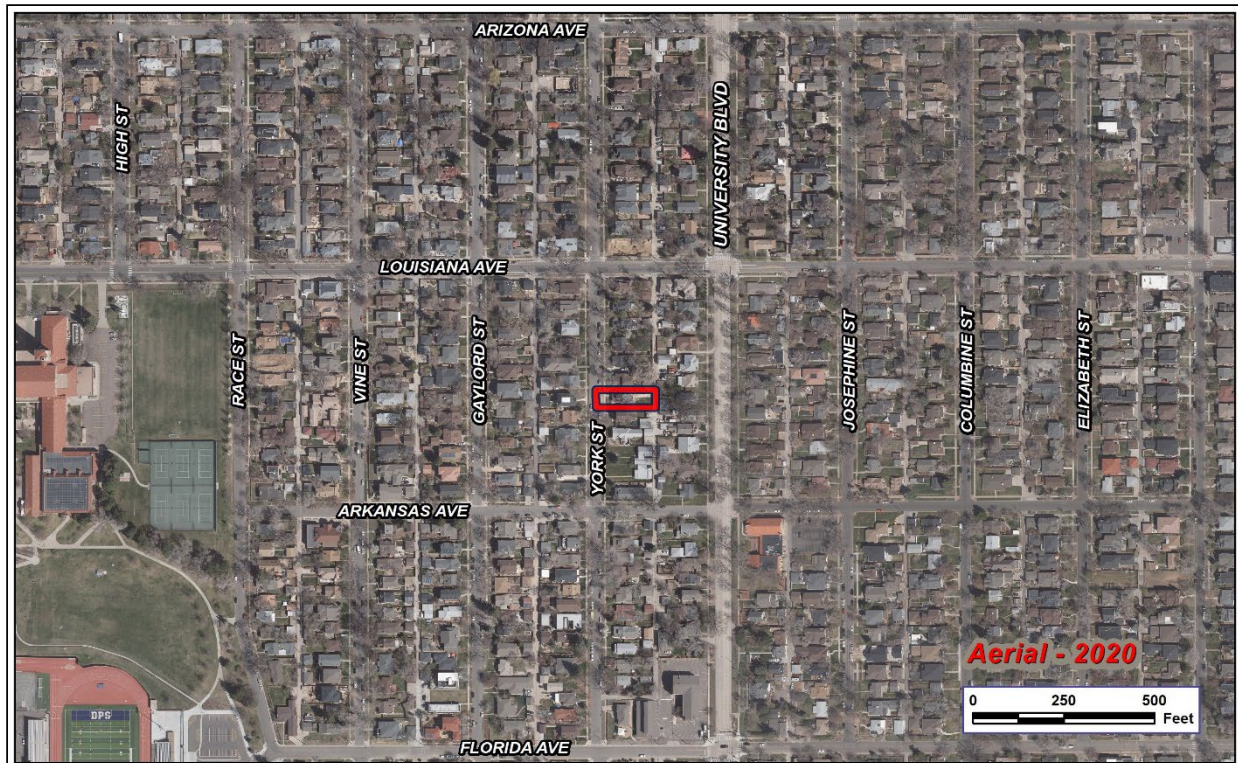
Address: 1350 S. York St.
Neighborhood/Council District: Washington Park / Council District 6 (Kashmann)
RNOs: Cory-Merrill Neighborhood Association, Washington Park East Neighborhood Association, and Inter-Neighborhood cooperation (INC)
Area of Property: 6,300 square feet or 0.14 acres
Current Zoning: U-SU-C
Proposed Zoning: U-SU-C1
Property Owner(s): Kent and Ellen Dallow
Owner Representative: None

Summary of Rezoning Request

- The subject property contains a single-unit home built in 1910 and is located along S. York St. between E. Louisiana Ave. and E. Arkansas Ave.
- The property owner is proposing to rezone the property to build an accessory dwelling unit.
- The proposed U-SU-C1, **Urban, Single-Unit, C1** (5,500 square feet minimum zone lot size allowing accessory dwelling units (ADUs)) zone district is intended for use in the Urban Neighborhood Context which is characterized primarily by single- and two-unit uses on smaller lots. Single-unit residential uses are typically located along local and arterial streets and structures are typically the Urban House building form. The maximum height of the Urban House building form is 30 to 35 feet for the front 65% of the zone lot, and 17 to 19 feet in the rear 35% of the zone lot. The Detached Accessory Dwelling Unit form can be a maximum height of 24 feet. Further details of the requested zone district can be found in the proposed zone district section of the staff report (below) and in Article 5 of the Denver Zoning Code (DZC).

Existing Context





The subject property is in the Washington Park statistical neighborhood, which is characterized primarily by single-unit residential uses. South High School is located three blocks to the west and Veterans Park two blocks to the south. Generally, there is a pattern of rectangular blocks in a street grid pattern with alley access. RTD Bus Route 24 runs along University Boulevard, one block east of the proposed rezoning, with a one-hour headway. This site is also right outside of the ½ mile buffer from the University RTD station, where the E and H lines run with a 15-minute headway.

The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	U-SU-C	Single-unit Residential	2-story House with detached sidewalk.	Block sizes and shapes are generally consistent and rectangular. Detached sidewalks and existing alleys are present.
North	U-SU-C	Single-unit Residential	1-story House with detached sidewalk.	
South	U-SU-C	Single-unit Residential	2-story House with detached sidewalk.	
East	U-SU-C	Single-unit Residential	1-story House with detached sidewalk.	
West	U-SU-C	Single-unit Residential	2-story House with detached sidewalk.	

1. Existing Zoning



The U-SU-C zone district is a single-unit residential district allowing the Urban House primary building form on a minimum zone lot of 5,500 square feet. The maximum allowed height is 2.5 stories or 30 to 35 feet. Additionally, the Urban House form allows for a maximum of 1 story or 17 feet to 19 feet in the rear 35% of the zone lot. U-SU-C allows two accessory structure forms: Detached Garage and Other Detached Accessory Structure with a maximum height of 15 to 17 feet. The intent of the district is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context.

Existing Land Use Map



2. Existing Building Form and Scale (Source for all photos: Google Maps)



View of subject property looking east.



View of the property to the north looking east.



View of property to the east across the alley along S. University Blvd., looking west.



View of the property to the south, looking east.



View of the property to the west across S. York St., looking west.

Proposed Zoning

U-SU-C1 is a single-unit residential zone district with a minimum zone lot size of 5,500 square feet allowing the Urban House primary building form. A variety of residential and civic uses are permitted as primary uses in the U-SU-C1 district. Compared to the U-SU-C zone district, U-SU-C1 introduces the accessory dwelling unit use and Detached Accessory Dwelling Unit (DADU) building form. The Detached Accessory Dwelling Unit building form has a maximum height of 1.5 stories or 24 feet. This form also

allows an exemption from the 37.5% building coverage standard allowing the lesser of 50% or 500 square feet. The subject site has a lot size of 6,250 square feet, allowing a maximum building footprint of 864 square feet for the ADU.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized below.

Design Standards	U-SU-C (Existing)	U-SU-C1 (Proposed)
Primary Building Forms Allowed	Urban House	Urban House
Maximum Height in Stories/Feet, Front 65% of Zone Lot*	2.5 stories / 30 feet	2.5 stories / 30 feet
Maximum Height in Stories/Feet, Rear 35% of Zone Lot*	1 story / 17 feet	1 story / 17 feet
DADU Maximum Heights in Stories / Feet	DADUs not permitted	1.5 stories / 24 feet
Zone Lot Size (Min.)	5,500 square feet	5,500 square feet
Zone Lot Width (Min.)	50 feet	50 feet
Primary Street Block Sensitive Setback Required / If not (Min.)	Yes / 20 feet	Yes / 20 feet
Side Interior Setback (Min.)*	5 feet	5 feet
Rear Alley / No Alley (Min.)	12 feet / 20 feet	12 feet / 20 feet
Building Coverage per Zone Lot including all accessory structures (Max.), not including exceptions	37.5 %	37.5%
Detached Accessory Building Forms Allowed	Detached Garage, Other Detached Accessory Structures	Detached Accessory Dwelling Unit, Detached Garage, Other Detached Accessory Structures

*Based on subject property with width of approx. 50 feet

Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Assessor: Approved – No response

Asset Management: Approved – No Comments

Denver Public Schools: Approved – No response

Department of Public Health and Environment: Approved – No comments

Denver Parks and Recreation: Approved – No comments

Transportation & Infrastructure - City Surveyor: Approved – No comments

Development Services - Transportation: Approved – No response

Development Services – Wastewater: Approved – See Comments Below:

DS Wastewater approves the subject zoning change. The applicant should note that redevelopment of this site may require additional engineering including preparation of drainage reports, construction documents, and erosion control plans. Redevelopment may require construction of water quality and detention basins, public and private sanitary and storm sewer mains, and other storm or sanitary sewer improvements. Redevelopment may also require other items such as conveyance of utility, construction, and maintenance easements. The extent of the required design, improvements and easements will be determined during the redevelopment process. Please note that no commitment for any new sewer service will be given prior to issuance of an approved SUDP from Development Services.

Development Services – Project Coordination: Approved – No response

Development Services – Fire Prevention: Approved – No response

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	04/28/2022
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	07/19/2022
Planning Board Public Hearing (Board unanimously recommended approval on consent agenda):	08/03/2022
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	08/01/2022
Land Use, Transportation and Infrastructure Committee of the City Council:	08/16/2022
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations (tentative):	09/05/2022
City Council Public Hearing (tentative):	09/26/2022

- **Registered Neighborhood Organizations (RNOs)**
 - To date, staff has not received any comments from Registered Neighborhood Organizations.
- **Other Public Comment**
 - To date, staff has received one comment citing concerns around ADUs being used as short term rentals in the neighborhood.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

DZC Section 12.4.10.7

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

DZC Section 12.4.10.8

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

1. Consistency with Adopted Plans

The following adopted plans apply to this application:

- Denver Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, including:

- Equitable, Affordable and Inclusive Goal 2, Strategy A – “Create a greater mix of housing options in every neighborhood for all individuals and families” (p. 28).

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

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

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

Blueprint Denver

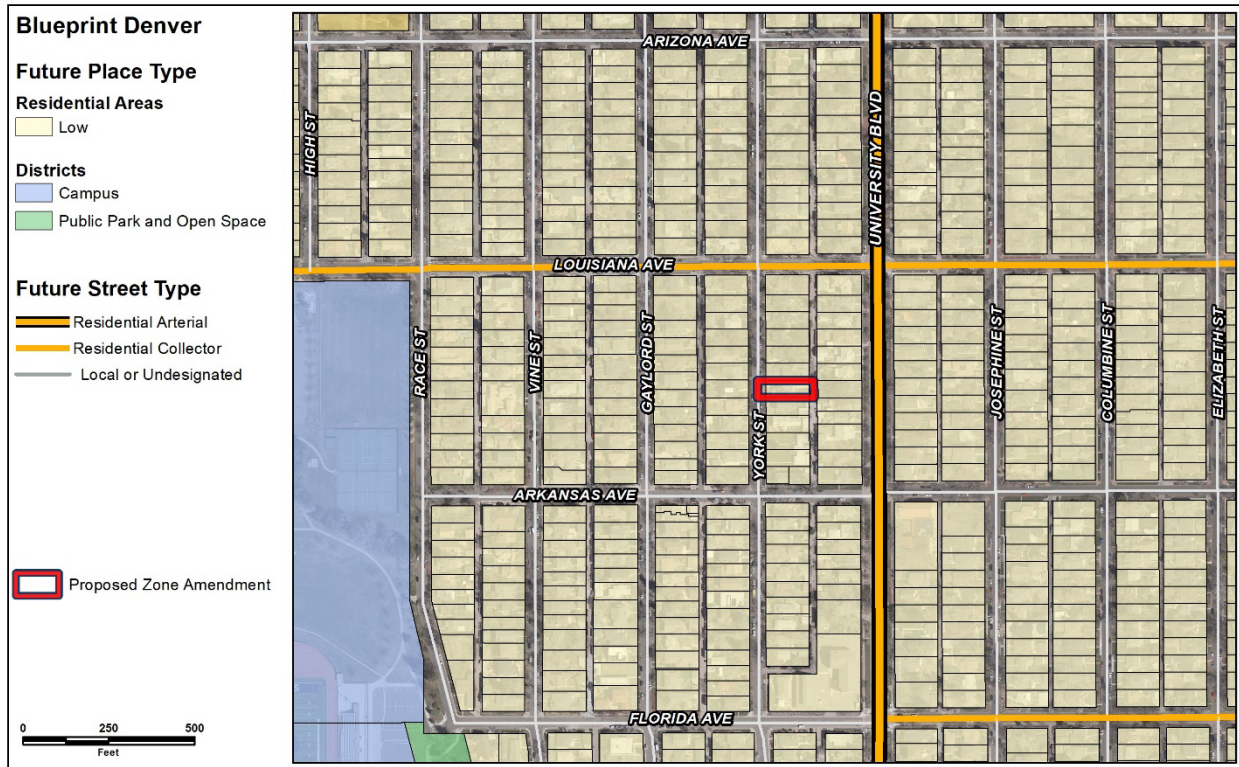
Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city’s land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a Low Residential place within the Urban Neighborhood Context and provides guidance on the future growth strategy for the city.

Blueprint Denver Future Neighborhood Context



In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility at a high scale, between neighborhoods. The subject site is shown on the context map as the Urban neighborhood context, the description of which is used to guide appropriate zone districts (p. 66). The Urban neighborhood context is described as “small multi-unit residential and mixed-use areas typically embedded in 1-unit and 2-unit residential areas” with “good walkability with short, predictable blocks.” (p. 136). U-SU-C1 is a zone district within the Urban neighborhood context and is “intended to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context” and “the building form standards, design standards and uses work together to promote desirable residential areas” (DZC 5.2.2.1). U-SU-C1 is consistent with the Blueprint future neighborhood context of Urban because it will promote the residential character by allowing single-unit residential uses with a low-scale accessory dwelling unit that will be compatible with the existing residential area.

Blueprint Denver Future Places

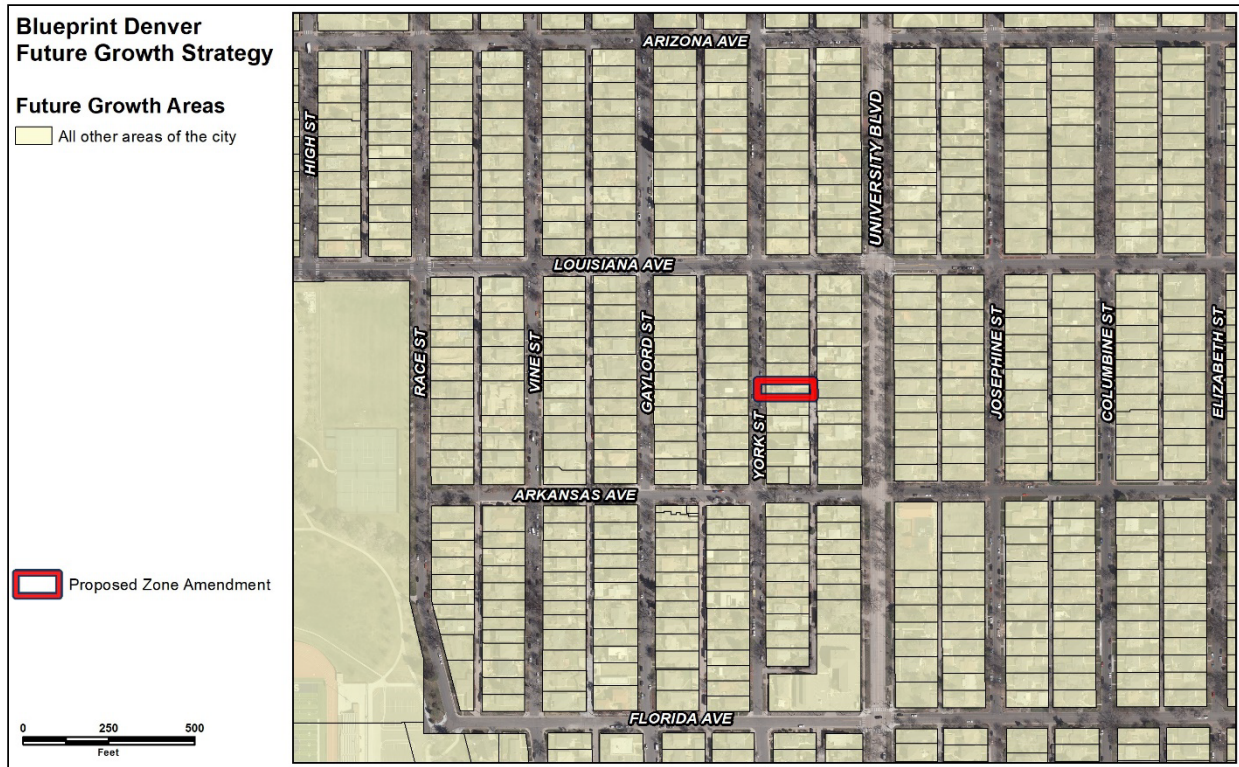


The subject site is designated within a Low Residential future place type on the *Blueprint Denver* Future Places map. This place type is “predominately single- and two-unit uses on smaller lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible,”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

Blueprint Denver Street Types

In *Blueprint Denver*, street types work together with the future place to evaluate the appropriateness of the intensity of the adjacent development (p. 67). *Blueprint Denver* classifies S. York St. as a Local or Undesignated street. “Local streets can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses” (p. 155). The proposed U-SU-C1 district is consistent with this description because it allows for residential and some civic uses.

Blueprint Denver Growth Strategy



Blueprint Denver's growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject property is part of the "All other areas of the city" growth area. These areas anticipate experiencing around 20% of new housing growth and 10% of new employment growth by 2040 (p. 51). This growth area is "mostly residential areas with embedded local centers and corridors, take a smaller amount of growth intended to strengthen the existing character of our neighborhoods" (p. 49). The proposed map amendment to U-SU-C1 will allow low-intensity growth to the number of households in this area by allowing an accessory dwelling unit.

Blueprint Denver Strategies

Blueprint Denver provides recommendations related to rezoning to allow for ADUs. Land Use & Built Form Housing Policy 4, Strategy E. says "A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezonings to enable ADUs in all residential areas, specifically where proximate to transit, are appropriate. Unless there is a neighborhood plan supporting ADUs, rezonings should be small in area in order to minimize impacts to the surrounding residential area" (p. 84). This rezoning to allow an ADU zone district is for a single lot and will have minimal impacts on the surrounding neighborhood and is consistent with *Blueprint Denver* recommendations.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to U-SU-C1 will result in the uniform application of zone district building form, use and design regulations.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City through implementation of the city's adopted land use plan which recommends "the expansion of accessory dwelling units throughout all residential areas" (p. 84). The proposed rezoning would also provide the benefit of an additional housing unit that is compatibly integrated into the surrounding neighborhood. It will also bring a new type of housing unit to a largely single-unit residential area, which has close access to parks and open space (Veteran's Park and Washington Park).

4. Justifying Circumstances

The application identifies the adoption of *Blueprint Denver* as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, "Since the date of the approval of the existing Zone District, there has been a change to such as degree that the proposed rezoning is in the public interest. Such a change may include: Changed or changing conditions in a particular area, or in the city generally; or a city adopted plan; or that the city adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning."

Blueprint Denver was adopted after the existing zoning and includes new direction for the subject property to allow an accessory dwelling unit. The direction from this plan justifies a change in zoning from U-SU-C to U-SU-C1.

5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

The requested U-SU-C1 zone district is within the Urban Neighborhood Context. The neighborhood context is "primarily single-unit and two-unit residential uses" and "single-unit residential structures are typically the Urban House building form" (DZC, Division 5.1). These areas consist of a "regular pattern of block shapes surrounded by an orthogonal street grid" (DZC, Division 5.1). The Washington Park neighborhood consists of mostly single-unit residential uses in rectangular blocks. The proposed rezoning to U-SU-C1 is consistent with the neighborhood context description.

Denver Zoning Code Section 5.2.2 states the general purpose of the Residential zone districts as "promot[ing] and protect [ing] residential neighborhoods within the character of the Urban Neighborhood context." It accommodates one and two and a half story urban house form oriented towards the street in the single unit districts. This is consistent with the U-SU-C1 district as it allows for a two and a half story urban house and will protect the character of the residential areas in the Urban neighborhood context.

Rezoning Application #2022I-00015

1350 S. York St.

August 11, 2022

Page 16

The specific intent of the U-SU-C1 zone district is “a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 5,500 square feet” (DZC 5.2.2.2.H). The subject site is in an area where Urban Houses and lots over 5,500 square feet are common. The site at 1350 S. York St. is 6,300 square feet with a width of approximately 50 feet. The adopted plan direction recommends allowing detached accessory dwelling units. Therefore, rezoning this site would be consistent with the specific intent of the zone district.

Attachments

1. Application
2. Public comment



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	Kent Thomas Dallow	Representative Name	
Address	1350 S. York St.	Address	
City, State, Zip	Denver, CO, 80210	City, State, Zip	
Telephone	303.819.5288	Telephone	
Email	kent.dallow@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):	1350 S. York St., Denver, CO, 80210		
Assessor's Parcel Numbers:	05231-15-007-000		
Area in Acres or Square Feet:	6,300 sq. ft.		
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?	<input checked="" type="checkbox"/> Yes - if yes, state the meeting date <input type="checkbox"/> No - if no, describe why not	2/4/2022	
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> Yes - if yes, state date and method <input type="checkbox"/> No - if no, describe why not (in outreach attachment)	via email 3/24/2022; in person meeting 3/31/2022	

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"/> 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.</p> <p>Denver Comprehensive Plan 2040 The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:</p> <ul style="list-style-type: none"> • 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. <p>Blueprint Denver 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"> • Policy 4, Strategy E - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. <p>Neighborhood/ Small Area Plan (list all, if applicable): _____</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"/> 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.</p> <p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</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 Blueprint Denver 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 Rezonings: The proposal must comply with both of the additional review criteria. (Check boxes to affirm.) DZC Sec. 12.4.10.8</p>	<p><input checked="" type="checkbox"/> 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:</p> <ul style="list-style-type: none"> 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. <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"/> 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.</p> <p>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.</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 (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:

REZONING GUIDE

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
Kent Thomas Dallow and Ellen Marie Dallow	1350 S. York. St. Denver, CO, 80210 303.819.5288 kent.dallow@gmail.com	100%	<i>Kent Thomas Dallow</i> <i>Ellen Marie Dallow</i>	4/25/2022	(A)	No

1350 S YORK ST

Owner	DALLOW,KENT THOMAS DALLOW,ELLEN MARIE 1350 S YORK ST DENVER, CO 80210-2409
Schedule Number	05231-15-007-000
Legal Description	L 13 & 14 BLK 9 WASHINGTON PARK ADD
Property Type	SFR Grade B w/RK
Tax District	DENVER

Print Summary

Property Description			
Style:	15: 2 STORY	Building Sqr. Foot:	1768
Bedrooms:	3	Baths Full/Half:	3/1
Effective Year Built:	1910	Basement/Finish:	935/888
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		\$658,400	\$45,760 \$0
Improvements		\$400,300	\$27,820
Total		\$1,058,700	\$73,580

Prior Year			
	Actual	Assessed	Exempt
Land		\$658,400	\$47,080 \$0
Improvements		\$400,300	\$28,620
Total		\$1,058,700	\$75,700

Real Estates Property Taxes for current tax year

System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy * **74.618** *

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

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid	2/16/2022		
Original Tax Levy	\$2,824.29	\$2,824.29	\$5,648.58
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$2,824.29	\$0.00	\$2,824.29
Due	\$0.00	\$2,824.29	\$2,824.29

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) ⓘ	Y		
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: **\$4,994.07**

Assessed Value for the current tax year

Assessed Land	\$47,080.00	Assessed Improvements	\$28,620.00
Exemption	\$0.00	Total Assessed Value	\$75,700.00

Legal Description of 1350 S. York St.

Lots 13 & 14 Block 9 Washington Park Addition

Rezoning Request Narrative

My wife Ellen and I bought the subject property in February 2014. I grew up in Denver and went to school just down the road at McKinley Thatcher elementary, and it was always a dream of mine to live near Wash Park. So, when I returned to Denver for law school at DU in 2008, I soon moved to the East Wash Park neighborhood. As I was starting my legal career, I met Ellen who had moved from Indiana and was working as a Nurse at Children's Hospital at the time.

Fast forward a bit and we decide to move in together and start looking for houses. As we are living in the neighborhood and renting at the time, we would frequently take our Siberian husky Baxter out for a walk in the neighborhood. Lo and behold one day, we see our current house for sale by owner. The house was a mess, the previous owners had been habitual smokers, and the house was full of asbestos and lead paint. But it was an amazing Wash Park brick bungalow, with a full (albeit 7') basement and a second story that we couldn't pass it up.

As we were vetting out contractors for the remodel, the inevitable question became "why not scrape?" But our answer was always the same "no," we loved the style of the house and wanted to do whatever we could to retain the look and feel of the Wash Park brick bungalow. After finding a contractor with our same vision, and finishing the asbestos and lead paint remediation, we then took the house down to the studs. We eventually replaced everything (plumbing/HVAC/electrical/windows/etc.), while still keeping the original exterior look, as well as original wood floors/trim/stairs, the original fireplace, and several other original touches (such as the French doors to the office, leaded glass windows, exposed brick, etc.). All in all, we were so happy with the remodel, we loved our dream bungalow!

And then we decided to start a family and the house started to feel a little smaller. So, with a child on the way in 2020, we dug out and remodeled the basement so that we could have a guest room for grandparents and have more room for our daughter Lucy. Again, we did everything we could to retain the look and feel of the original house and even used some of the old wooden trim for the basement design.

This then brings us to the current application; we are now looking to expand our family again and are again in need of some additional space. We've been following the progress of Blueprint Denver for some time now and feel that we are an excellent candidate for an ADU given our goal of retaining the look and feel of the neighborhood, while also allowing us to fully utilize our square footage (like the modern behemoth scrape and builds happening around us).

After researching the application process, we had our pre-application interview with Robert M. Haigh on 2/24/2022, in which Mr. Haigh appeared to support our application. After which, I emailed the neighbors that I had email addresses for (see attached), as well as sending a certified notice letter to the neighbor on 1351 S. University (also attached), and our neighbor at 1360 S. York St. was the only one to respond and he fully supports the application.

I also emailed City Counselman Kashman at the same time and had an in-person meeting with him at the property on 3/31/2022. While he was not able to provide me with his position at that time, he noted that there was nothing that seemed objectionable, and he commented on the quality of our previous remodels and how did an excellent job maintaining the look and feel of the neighborhood.

During this time, I also emailed the Washington Park East Neighborhood Association and met with them on April 6 at the subject property to discuss the planned rezoning application.

As such, we are now submitting the subject application and we look forward to the City's review and response.

Sincerely,

Kent Dallow



Kent Dallow <kent.dallow@gmail.com>

Rezoning Request for 1350 S. York. St. Denver CO, 80210

20 messages

Kent Dallow <kent.dallow@gmail.com>

Thu, Mar 24, 2022 at 10:12 AM

To: tam2860@gmail.com, lance@ecentral.com, paul.kashmann@denvergov.org, Grwynne5312@gmail.com, Keene@kzsmith.com

Cc: Ellen Smith <note2ellen@gmail.com>

Hello,

My name is Kent Dallow, and my wife and I own the property at 1350 S. York St. We are planning on filing an application to request rezoning of our property to allow for a garage and accessory dwelling unit and wanted to provide you notice and an opportunity to provide input.

We have already gone through the pre-application process with the Denver City Planning Board, and they have indicated that they will support our request as it comports with the goals of BluePrint Denver (https://www.denvergov.org/media/denvergov/cpd/blueprintdenver/Blueprint_Denver.pdf), specifically see page 82-85.

If you have any questions about our plans to request rezoning or build an ADU, please do not hesitate to contact me via email (kent.dallow@gmail.com) or phone (303.819.5288).

Best,

Kent Dallow

Bupp, Elise - CC YA2245 City Council Aide <Elise.Bupp@denvergov.org>

Thu, Mar 24, 2022 at 11:08 AM

To: "kent.dallow@gmail.com" <kent.dallow@gmail.com>

Hi Kent,

Councilman Kashmann asked me to set up a time that he could meet with you and see the proposed rezoning property. I can call you later on today sometime to schedule. Is there a time that works well for you?

Thanks!

Elise Bupp**Council Aide to Councilman Paul Kashmann**

City Council- Council District 6 | City and County of Denver

720.337.6666 Office

elise.bupp@denvergov.org



[Sign up for the District 6 newsletter](#)

[Like Councilman Kashmann on Facebook](#)

[Follow Councilman Kashmann on Twitter](#)

[Follow Councilman Kashmann on Instagram](#)

[Quoted text hidden]

Garrett Wynne <grwynne5312@gmail.com>

Thu, Mar 24, 2022 at 11:16 AM

To: Kent Dallow <kent.dallow@gmail.com>

Cc: Ellen Smith <note2ellen@gmail.com>, Keene@kzsmith.com, lance@ecentral.com, paul.kashmann@denvergov.org, tam2860@gmail.com

Kent - The Wynne family (1360 S York) supports the request. Let us know how we can help.

-Garrett

415.244.9062

[Quoted text hidden]

--

Garrett

Kent Dallow <kent.dallow@gmail.com>

Thu, Mar 24, 2022 at 1:26 PM

To: "Bupp, Elise - CC YA2245 City Council Aide" <Elise.Bupp@denvergov.org>

Hello Elise,

We'd love to be able to meet with Councilman Kashmann. I'm open this afternoon so please feel free to call at your convenience.

Best,

Kent

[Quoted text hidden]

biddie729@aol.com <biddie729@aol.com>

Fri, Mar 25, 2022 at 8:54 AM

Reply-To: biddie729@aol.com

To: "kent.dallow@gmail.com" <kent.dallow@gmail.com>

Cc: "tam2860@gmail.com" <tam2860@gmail.com>

Good Morning Kent

Tim McHugh forwarded your email as I am the chair of the East Washington Park Zoning Committee.

The committee would like to meet with you at [1350 S York St](#), Wednesday April 6 at 6:15 - will that work with your schedule?

Thank you

Biddie Labrot
WPENA Zoning Committee

-
[Quoted text hidden]

Kent Dallow <kent.dallow@gmail.com>
To: biddie729@aol.com

Fri, Mar 25, 2022 at 9:08 AM

Hello Biddie,

Thank you for reaching out. It'd be a pleasure to host the East Washington Park Zoning Committee but is there any chance that we can meet earlier in the day? I'm assuming you meant 6:15 PM, but that is right in the middle of our dinner and then I need to put my daughter down for bed. I work from home so am generally available throughout the day so please let me know if there are any other times that work for you.

Best,

Kent

[Quoted text hidden]

biddie729@aol.com <biddie729@aol.com>
Reply-To: biddie729@aol.com
To: "kent.dallow@gmail.com" <kent.dallow@gmail.com>

Fri, Mar 25, 2022 at 9:15 AM

Kent

Let check with the committee and see if we can make it earlier that day as we have another meeting scheduled at 5:30 pm that day. We are a committee of volunteers and most of us work during the day.

Thanks

Biddie

[Quoted text hidden]

Kent Dallow <kent.dallow@gmail.com>
To: biddie729@aol.com

Fri, Mar 25, 2022 at 9:19 AM

OK sounds good. If 6:15 is all that will work then I can make that work on my end. Thanks.

[Quoted text hidden]

Kent Dallow <kent.dallow@gmail.com>
To: "Bupp, Elise - CC YA2245 City Council Aide" <Elise.Bupp@denvergov.org>
Cc: paul.kashmann@denvergov.org

Wed, Mar 30, 2022 at 7:22 AM

Good morning Elise,

My sincere apologies but I had an urgent work matter come up tomorrow and I will be unavailable until 3:30 PM. Is there any chance that Mr. Kashmann could meet at 3:30 PM tomorrow? Otherwise, can we please reschedule for next week?

Apologies again but please let me know and please feel free to give me a call at 303-819-5288 to discuss.

Best,

Kent

[Quoted text hidden]

Kent Dallow <kent.dallow@gmail.com>
To: biddie729@aol.com

Wed, Mar 30, 2022 at 7:23 AM

Hello Biddie,

I wanted to follow up on your email, can you please let me know when you are available to meet today?

2022i-00015

Best,

Kent

[Quoted text hidden]

Bupp, Elise - CC YA2245 City Council Aide <Elise.Bupp@denvergov.org>
To: Kent Dallow <kent.dallow@gmail.com>

Wed, Mar 30, 2022 at 9:27 AM

Hi Kent,

I think I can make that work. I will send out a revised calendar invite.

Thanks!

Elise Bupp

Council Aide to Councilman Paul Kashmann

City Council- Council District 6 | City and County of Denver

720.337.6666 Office

elise.bupp@denvergov.org



[Sign up for the District 6 newsletter](#)
[Like Councilman Kashmann on Facebook](#)
[Follow Councilman Kashmann on Twitter](#)
[Follow Councilman Kashmann on Instagram](#)

From: Kent Dallow <kent.dallow@gmail.com>

Sent: Wednesday, March 30, 2022 7:22 AM

To: Bupp, Elise - CC YA2245 City Council Aide <Elise.Bupp@denvergov.org>

Cc: Kashmann, Paul J. - CC Member District 6 Denver City Council <Paul.Kashmann@denvergov.org>

Subject: Re: [EXTERNAL] Rezoning Request for [1350 S. York. St. Denver CO, 80210](#)

[Quoted text hidden]

biddie729 <biddie729@aol.com>
To: Kent Dallow <kent.dallow@gmail.com>

Wed, Mar 30, 2022 at 9:30 AM

Kent

I am in California until Monday. Could we chat after I return?

Thanks

Biddie

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Kent Dallow <kent.dallow@gmail.com>

[Quoted text hidden]

[Quoted text hidden]

Kent Dallow <kent.dallow@gmail.com>

Wed, Mar 30, 2022 at 10:12 AM

To: biddie729 <biddie729@aol.com>

Hello Biddie,

No problem at all, hope you enjoy your trip. I'd like to submit my application by the end of next week, so please let me know when you are available to discuss.

Best,

Kent

[Quoted text hidden]

Kent Dallow <kent.dallow@gmail.com>

Wed, Mar 30, 2022 at 10:12 AM

To: "Bupp, Elise - CC YA2245 City Council Aide" <Elise.Bupp@denvergov.org>

Thank you!

[Quoted text hidden]

biddie729@aol.com <biddie729@aol.com>

Tue, Apr 5, 2022 at 8:10 PM

Reply-To: biddie729@aol.com

To: "kent.dallow@gmail.com" <kent.dallow@gmail.com>

Cc: "tam2860@gmail.com" <tam2860@gmail.com>

Kent

Confirming that the WPENA Zoning Committee will be at your home tomorrow evening at 6:15 pm to discuss your application for rezoning.

Thank you

Biddie Labrot

[Quoted text hidden]

Kent Dallow <kent.dallow@gmail.com>

Wed, Apr 6, 2022 at 8:02 AM

To: biddie729@aol.com

Cc: tam2860@gmail.com

Good morning Biddie, while I would have appreciated some better communication and flexibility on your end, I will be available for a few minutes this evening to meet with you. Best.

On Apr 5, 2022, at 8:10 PM, biddie729@aol.com wrote:

[Quoted text hidden]

biddie729@aol.com <biddie729@aol.com>

Wed, Apr 6, 2022 at 8:32 AM

Reply-To: biddie729@aol.com

To: "kent.dallow@gmail.com" <kent.dallow@gmail.com>

Cc: "tam2860@gmail.com" <tam2860@gmail.com>

Kent

I am sorry that you feel that I have been unresponsive, as I told you I was out of town. If you had a specific question, I would have been happy to answer it.

See you this evening

[Quoted text hidden]

Kent Dallow <kent.dallow@gmail.com>
To: biddie729 <biddie729@aol.com>
Cc: "tam2860@gmail.com" <tam2860@gmail.com>

Wed, Apr 6, 2022 at 9:37 AM

My frustration is due to the fact that you told me you would meet at a certain time, with zero flexibility after I asked to reschedule due to family considerations. You then went out of town without responding to my email, only to then reschedule without my input. For a neighborhood organization for the residents I would expect a little more respect for the residents from your end.

As my frustrations have been noted for the record, and as this email chain will be submitted with my application, I look forward to speaking with you this evening. Best.

[Quoted text hidden]

biddie729@aol.com <biddie729@aol.com>
Reply-To: biddie729@aol.com
To: "kent.dallow@gmail.com" <kent.dallow@gmail.com>
Cc: "tam2860@gmail.com" <tam2860@gmail.com>

Wed, Apr 6, 2022 at 9:43 AM

Kent

Please review the email trail..I offered to reach out to our team to reschedule you then responded within 4 minutes that that would work for you -

I apologize if I misread your confirmation

[Quoted text hidden]

Kent Dallow <kent.dallow@gmail.com>
To: biddie729 <biddie729@aol.com>
Cc: "tam2860@gmail.com" <tam2860@gmail.com>

Wed, Apr 6, 2022 at 9:46 AM

Yes there was a miscommunication and misunderstanding on both of our ends. Looking forward to speaking tonight.

[Quoted text hidden]

Dallows
1350 S. York St.
Denver CO 80210

PFENT, LAWRENCE H JR. Living Trust
765 Bonnie Brae Blvd
Denver CO 80209

PFENT, LAWRENCE H JR LIVING TRUST
765 BONNIE BRAE BLVD
DENVER, CO 80209-4706

Rezoning Request for 1350 S. York. St. Denver CO, 80210

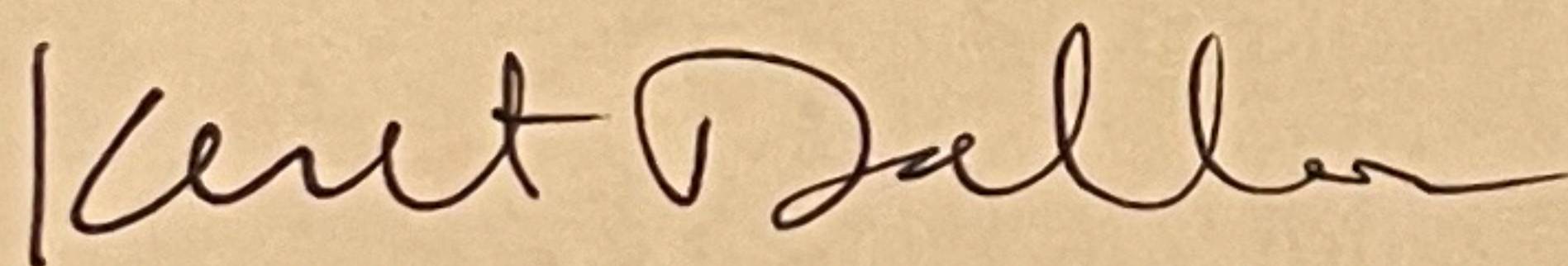
Hello,

My name is Kent Dallow, and my wife and I own the property at 1350 S. York St. We are planning on filing an application to request re-zoning of our property to allow for a garage and accessory dwelling unit and wanted to provide you notice and an opportunity to provide input.

We have already gone through the pre-application process with the Denver City Planning Board, and they have indicated that they will support our request as it comports with the goals of Blue Print Denver
(https://www.denvergov.org/media/denvergov/cpd/blueprintdenver/Blueprint_Denver.pdf),
specially see page 82-85.

If you have any questions about our plans to request re-zoning or build an ADU, please do not hesitate to contact me via email (kent.dallow@gmail.com) or phone (303.819.5288).

Best,



Kent Dallow

From: [Nicole Champine](#)
To: [Adams, Libbie - CPD Senior City Planner - Community Planning and Development](#)
Subject: [EXTERNAL] FW: 1350 S York Street ADU public comment
Date: Wednesday, August 3, 2022 12:57:39 PM

Libbie - I tried to send comments to the address that is linked to Rezoning Website, but that didn't go through. There is something wrong with the link and the link to the staff report also doesn't work. Please see my comments below.

-----Original Message-----

From: Nicole Champine <nicolechampine@live.com>
Sent: Tuesday, August 2, 2022 8:41 PM
To: James.VanHooser@denvergov.org
Subject: 1350 S York Street ADU public comment

Dear planner, although I do not generally object to the addition of ADU's in the neighborhood for use by home owners nor of this home owner in particular, I do think that as the City approves these zoning changes they need to keep in mind that many will become Airbnb's despite the owner's immediate intent. There is an Airbnb on this street already (across the street from my home) and it has a disproportionate impact on what is otherwise a residential neighborhood. There are new people coming and going from the unit almost every day of the year. Often they arrive or depart in the middle of the night making noise and waking us. Many times they have 2 or more cars of people that all pile into the single unit in addition to the homeowners cars. The parking can already be tight and these cars only add to the congestion. Typically in a residential neighborhood, you know who the neighbors are and can look out for each other. Now we have strangers constantly coming and going at all hours. It is basically a hotel in the middle of our neighborhood. I urge the City to reevaluate Airbnb's in residential neighborhoods.

With respect to this application, I suggest that a condition be put on the ADU that will prevent its use as an Airbnb.

Thank you
Nicole Champine
1315 S York Street