



Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	CLARK,HAYLEY A JOHNSON,CHRISTINA R	Representative Name	RODNEY J. KAZENSKE
Address	4116 DECATUR ST	Address	2732 W. 42ND AVE.
City, State, Zip	DENVER, CO 80211-1718	City, State, Zip	DENVER, CO 80211
Telephone	(303) 994-5727 (303) 356-7384	Telephone	(720) 270-2141
Email	hayleycj@strykerbydesign.com tinaj@strykerbydesign.com	Email	RODK@YARDSTICKSTUDIO.COM
*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. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
SUBJECT PROPERTY INFORMATION			
Location (address):	4116 DECATUR ST DENVER, CO 80211-1718		
Assessor's Parcel Numbers:	0220416006000		
Area in Acres or Square Feet:	4,690 SF		
Current Zone District(s):	U-SU-C1		
PROPOSAL			
Proposed Zone District:	U-SU-B1		
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 checked="" 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 checked="" type="checkbox"/> Yes - if yes, state date and method <u>09/21/2021 - EMAIL</u> <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 and include sections in the review criteria narrative attachment</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>Please provide a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its' own subsection.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how 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>2. Blueprint Denver</p> <p>In this section of the attachment, describe how 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): SUNNYSIDE</p>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</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>In the review criteria narrative attachment, please provide an additional section describing how 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 and include a section in the review criteria narrative attachment.</p>	<p>Justifying Circumstances - One of the following circumstances exists:</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 checked="" 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 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>In the review criteria narrative attachment, please provide a separate section describing how 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.

Pre-Application Information - Developmental Services Meeting: I did have a Pre-Application Planning meeting via Zoom with Edson Ibanez on 10/28/2021 to review this zone map amendment application. I was not aware of a Pre-Application meeting with Developmental Services as well. I did however have several email discussions with Bridgette Trujillo, in the early in the design process, concerning the form of the detached garage and ADU structure.

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>	01/12/20	(A)	YES
CLARK, HAYLEY A JOHNSON, CHRISTINA R	4116 DECATUR ST DENVER, CO 80211-1718	100%	<i>HA Clark</i> <i>CR Johnson</i>	11/01/21	(A)	YES
						YES
						YES
						YES

4116 N DECATUR ST

Owner CLARK,HAYLEY A
 JOHNSON,CHRISTINA R
 4116 DECATUR ST
 DENVER, CO 80211-1718

Schedule Number 02204-16-006-000

Legal Description L 11 & N 1/2 OF L 12 BLK 16 BOULEVARD HEIGHTS 2ND FLG

Property Type SFR Grade C

Tax District DENVER

Print Summary

Property Description

Style:	13: 1 STORY	Building Sqr. Foot:	647
Bedrooms:	2	Baths Full/Half:	1/0
Effective Year Built:	1925	Basement/Finish:	647/278
Lot Size:	4,690	Zoned As:	U-SU-C1

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

Current Year

Actual	Assessed	Exempt	
Land	\$206,000	\$14,730	\$0
Improvements	\$193,400	\$13,830	
Total	\$399,400	\$28,560	

Prior Year

Actual	Assessed	Exempt	
Land	\$206,000	\$14,730	\$0
Improvements	\$187,900	\$13,440	
Total	\$393,900	\$28,170	

2021I-00218

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..195** *

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	2/28/2021	6/15/2021	
Original Tax Levy	\$1,045.01	\$1,045.06	\$2,090.07
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$1,045.01	\$1,045.06	\$2,090.07
Due	\$0.00	\$0.00	\$0.00

Additional Information

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

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: **\$2,031.50**

Assessed Value for the current tax year

Assessed Land	\$14,730.00	Assessed Improvements	\$13,440.00
Exemption 2021I-00218	\$0.00	Total Assessed Value	\$28,170.00

December 3, 2021 fee pd CC

Real Property Records

Date last updated: Monday, April 19, 2021

Real Property Records Search

If you have a question about the value, ownership, or characteristics of this property, or any other property in Denver, please call the Assessor at 720-913-4162.

[Link to real property information for this property.](#)

[Link to comparable sales information for this property.](#)

[Link to chain of title information for this property.](#)

[Link to property sales information for this neighborhood](#)

[Back to Property List](#)

[Link to property tax information for this property.](#)

[Link to property sales information for all Denver neighborhoods](#)

[Link to map/historic district listing for this Property.](#)

The property description shown is data from the Assessor's active, in-progress 2021 file. The "current year" values are from the 2021 tax year for real property tax due in 2022. These values are based on the property's physical status as of January 1, 2021.

PROPERTY INFORMATION

Property Type: SFR Grade C

Parcel: 0220416006000

Name and Address Information

Legal Description

CLARK,HAYLEY A
JOHNSON,CHRISTINA R
4116 DECATUR ST
DENVER, CO 80211-1718

L 11 & N 1/2 OF L 12 BLK 16 BOULEVARD HEIGHTS
2ND FLG

Property Address: 4116 N DECATUR ST

Tax District DENVER

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	206000	14730		
Improvements	193400	13830		
Total	399400	28560	0	28560
Prior Year				
Land	206000	14730		
Improvements	187900	13440		
Total	393900	28170	0	28170

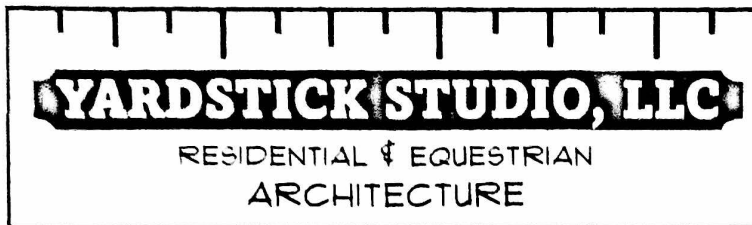
Style: Other
Year Built: 1925
Building Sqr. Foot: 647
Bedrooms: 2
Baths Full/Half: 1/0
Basement/Finished: 647/278
Lot Size: 4,690

Reception No.: 2020084696
Recording Date: 5/16/05
Document Type: Quit Claim
Sale Price: 10
Mill Levy: 0.074195

[Click here for current zoning](#)

Zoning Used for Valuation: U-SU-C1

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



Representative Authorization Form

This Form provides the property owner with the opportunity to designate a representative.

We, Hayley Clark and Christina Johnson
have appointed Rodney Kazenske, Architect - Yardstick Studio, LLC

as our representative to act in our name, and in our stead, and on our behalf - in connection with any actions required and necessary to apply for:

Applications, Permits, Submittals, and Other Actions for the
Purposes of Planning, Architecture, and Construction

For the proposed project:
Renovation, Addition, and ADU Project

On certain real property, described as follow:
4116 Decatur St.
Denver, CO 80211

- I, AS PROPERTY OWNER:
1. UNDERSTAND THAT IT IS MY RESPONSIBILITY TO MAKE SURE THAT MY DESIGNATED REPRESENTATIVE IS AWARE OF AND RESPONSIBLE FOR ALL REQUIREMENTS NECESSARY TO COMPLY AND COMPLETE WITH THE ABOVE AFOREMENTIONED ACTION.
2. UNDERSTAND THAT ANY REQUIREMENTS PLACED ON THE PROPERTY WHICH CONTAIN RESTRICTIONS OR CONDITIONS WHICH MAY BE IMPOSED ON, AND MAY BURDEN, THE SUBJECT PROPERTY SHALL RUN WITH THE LAND REGARDLESS OF OWNERSHIP OF THE PROPERTY.
3. TAKE FULL RESPONSIBILITY FOR NONCOMPLIANCE OF ANY REQUIREMENT ASSOCIATED WITH THE ABOVE AFOREMENTIONED ACTION.

Agreed:
[Signature]
Signature of Property Owner
[Signature]
Signature of Property Owner

Hayley Clark
Print Name
Christina Johnson
Print Name

10.28.2021
Date
10.28.2021
Date



October 28th, 2021

RE: Rezoning Application – 4116 Decatur St. – Criteria Narrative

TO: Denver Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202
rezoning@denvergov.org

FROM: Rodney J. Kazenske
Yardstick Studio, LLC
2732 W. 42nd Ave
Denver, CO 80211

Review Criteria

The accompanying Zone Map Amendment Application is requesting a rezoning for the property located at 4116 Decatur Street from its current U-SU-C1 designation to a U-SU-B1 designation. The 4690 square foot property currently does not conform to the minimum 5500 square foot lot size requirement of its existing U-SU-C1 zoning designation. A U-SU-B1 designation would bring the lot into conformance, be consistent with lot's character and size, and allow the property to have building form standards consistent with those the surrounding neighborhood context.

Consistency with Adopted Plans

The requested zone map change is consistent with the **Denver Comprehensive Plan 2040** in that ADUs are designated as one method for Denver to meet its equity goals through the promotion of additional affordable housing options. ADUs also contribute to meeting the climate goals of the 2040 Plan by utilizing already in-place infrastructure and utilities, reducing the use of additional resources.

The U-SU-B1 designation would also be consistent with **Blueprint Denver** by promoting smart growth consistent with the surrounding neighborhood context, increasing density and diversity necessary for complete neighborhoods and viable transportation networks, and by furthering social equity goals through the creation of addition housing options within the community.

This requested change is also consistent with the **Sunnyside Neighborhood Plan** vision, by promoting growth and diversity, while still maintaining the neighborhood's existing residential character with the form, size, and scale of building elements within the U-SU-B1 zoning designation.

Yardstick Studio LLC
2732 W. 42nd Ave
Denver, CO 80211



Sunnyside United Neighbors, Inc | P.O. Box 11381 | Denver, CO 80211

Planning & Community Development Committee

November 11, 2021

Community Planning and Development
City and County of Denver

Re: Rezoning of 4116 Decatur St.

Sunnyside United Neighbors offers this letter of support for the Zone Map Amendment Application, from the current U-SU-C1 zoning designation to the U-SU-B1 zoning designation, at 4116 Decatur Street. On October 14th, 2021 at our monthly Sunnyside United Neighbors Planning and Community Development meeting, Rod Kazenske presented plans for Yardstick Studio's project at Decatur St. There was broad agreement that both the addition and the ADU would be great enhancements to the Sunnyside neighborhood. The vote of support amongst the residents, property owners and business owners in attendance was unanimous; 8 – 0.

In conclusion, I am glad to offer Sunnyside United Neighbor's formal support for the project given the plans that have been submitted.

Best regards,

Bill Hare

Co-Chair, SUNI Planning and Community Development Committee

cc: Rod Kazenske Yardstick Studio

Sunnyside United Neighbors, Inc. (SUNI) is the registered neighborhood organization for Sunnyside. The SUNI Planning and Community Development Committee is a standing committee authorized by the SUNI bylaws to act for the Association on matters of zoning, development, and neighborhood planning. The SUNI PCD Committee holds regular monthly public meetings, announced by our website.



www.SunnysideDenver.org

Sunnyside United Neighbors Inc. (SUNI) is a registered non-profit 501(c)(3)



Public Health, Safety, and Welfare

The requested zone map change, to U-SU-B1, would create a conforming lot and allow for improvements consistent with, and preserving, the intended character of the neighborhood. This promotes the public health, safety, and general welfare of the city in several ways. First, neighborhoods with consistency in building form and character have been shown to create more walkable and user-friendly communities, promoting overall health and welfare of its residents. Also, more walkable communities have been shown to promote safer street environments. Utilizing existing infrastructure saves resources and is a more sustainable and ecologically sound form of growth within a community – promoting overall environmental health and conservation of natural resources. Neighborhoods with a variation in housing options, including affordable housing options, and are rich in diversity and have been shown to contribute to the overall welfare of communities by creating dynamic and vibrant places to live.

Justifying Circumstances

When the U-SU-C1 designation was adopted for the neighborhood, the process did not account for lot variations, such as lots that did not meet the 5500sqft minimum zone lot size requirement. This creates a non-conforming lot condition that restricts these lots from making improvements to the property that are allowed and intended within surrounding neighborhood context. Since the date of the approval of the adopted zone district, there has been a desire for measured and common-sense growth within the Urban Neighborhood Context zoning district. This includes the typical Urban House and the accompanying Detached Accessory Unit building forms. The requested zone lot change, to U-SU-B1 would bring the lot into conformance and be consistent with the intended character and building forms of the neighborhood.

Purpose and Intent

The proposed map amendment for this property is consistent with the description of the neighborhood context which is primarily characterized by single-unit and two-unit residential uses, and with the stated purpose to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context, and with the intent of allowing urban houses and detached accessory dwelling units.

Yardstick Studio LLC
2732 W. 42nd Ave
Denver, CO 80211