



## Accessory Dwelling Unit 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	
<p><b>*If More Than One Property Owner:</b>          All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p><b>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</b></p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p> <p>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.</p>			
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			
Did you have a pre-application meeting with Development Services Residential Team?		<input type="checkbox"/> <b>Yes - if yes, state the meeting date</b> _____ <input type="checkbox"/> <b>No - if no, describe why not</b>	
Did you contact the City Council District Office regarding this application?		<input type="checkbox"/> <b>Yes - if yes, state date and method</b> _____ <input type="checkbox"/> <b>No - if no, describe why not (in outreach attachment)</b>	

**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 type="checkbox"/> <b>Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</b></p> <p><b>Denver Comprehensive Plan 2040</b> The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:</p> <ul style="list-style-type: none"> <li>• <b>Goal 2, Strategy A. Equitable, Affordable and Inclusive</b> – “Create a greater mix of housing options in every neighborhood for all individuals and families” (p. 28). The proposed zone district allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit neighborhoods.</li> <li>• <b>Goal 8, Strategy A. Environmentally Resilient</b> - “Promote infill development where infrastructure and services are already in place” (p. 54). The proposed map amendment will allow an additional housing unit on the site of an existing home where infrastructure and services such as water, stormwater, and streets already exist. This allows Denver to grow responsibly and promotes land conservation.</li> </ul> <p><b>Blueprint Denver</b> The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and strategies in <i>Blueprint Denver</i>, including:</p> <ul style="list-style-type: none"> <li>• <b>Policy 4, Strategy E</b> - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.</li> </ul> <p><b>Neighborhood/ Small Area Plan (list all, if applicable):</b> _____</p> <p><b>Housing an Inclusive Denver</b> The proposed map amendment is consistent with <i>Housing an Inclusive Denver</i>, including: <b>Attainable Homeownership, Recommendation 1:</b> “Promote programs that help households maintain their existing homes. The City and its partners should target existing homeowner rehabilitation programs to residents in vulnerable neighborhoods, promote financial literacy education for prospective and existing homeowners, and promote the development of accessory dwelling units as a wealth-building tool for low and moderate-income homeowners” (p. 14).</p>
<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check boxes to affirm) DZC Sec. 12.4.10.7</p>	<p><input 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>The proposed map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted plan, including <i>Blueprint Denver</i> which recommends “the expansion of accessory dwelling units throughout all residential areas” (<i>Blueprint Denver</i>, p. 84).</p>

<p>Additional Review Criteria for Non-Legislative 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 type="checkbox"/> <b>Justifying Circumstances - One of the following circumstances exists: Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</b></p> <ul style="list-style-type: none"> <li><b>a. Changed or changing conditions in a particular area, or in the city generally; or,</b></li> <li><b>b. A City adopted plan; or</b></li> <li><b>c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</b></li> </ul> <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 type="checkbox"/> <b>The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</b></p> <p>The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed _____ Zone District.</p>
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**REQUIRED ATTACHMENTS**

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

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

**ADDITIONAL ATTACHMENTS (IF APPLICABLE)**

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

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

Please list any other additional attachments:

**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>	01/01/12	(A)	YES
						<b>YES</b> <b>NO</b>
KRISTIN SCHUCH  BRETT COOK	2070 COLORADO BOULEVARD DENVER, COLORADO 80207	100 %	<i>[Signature]</i> <i>[Signature]</i>	12-01-20 12-1-20		YES

**2070 Colorado Boulevard Rezoning Application  
Legal Description**

Lots 5-10

Block 32

PARK HILL

City and County of Denver, State of Colorado

# 2070 N COLORADO BLVD

<b>Owner</b>	COOK,BRETT A & SCHUCH,KRISTIN 2070 COLORADO BLVD DENVER , CO 80207-3709
<b>Schedule Number</b>	01312-25-026-000
<b>Legal Description</b>	PARK HILL BLK 32 L 5-10
<b>Property Type</b>	RESIDENTIAL
<b>Tax District</b>	DENV

### Print Summary

Property Description			
<b>Style:</b>	16	<b>Building Sqr. Foot:</b>	3091
<b>Bedrooms:</b>	3	<b>Baths Full/Half:</b>	4/0
<b>Effective Year Built:</b>	1908	<b>Basement/Finish:</b>	1028/771
<b>Lot Size:</b>	18,750	<b>Zoned As:</b>	U-SU-E

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

Current Year			
	Actual	Assessed	Exempt
Land		\$488,000	\$34,890 \$0
Improvements		\$212,200	\$15,170
<b>Total</b>		<b>\$700,200</b>	<b>\$50,060</b>

Prior Year			
	Actual	Assessed	Exempt
Land		\$488,000	\$34,890 \$0
Improvements		\$212,200	\$15,170
<b>Total</b>		<b>\$700,200</b>	<b>\$50,060</b>

Dear Neighbors,

We are the owners and residents of 2070 N Colorado Blvd. For the last 10 years we have slowly worked to rehabilitate our home, while raising our family and running a small local business. During this time we authored our homes landmark designation and have been stewards of its ongoing historic preservation. We recognize the visual significance of our property with the respect to the character and its representation of the Park Hill neighborhood. While our work has been slow and steady it is our sincere hope to return our home to the integrity and beauty for which it has been historically known. At this time we are pursuing a comprehensive rehabilitation strategy that will revitalize the home and property. Our efforts will include work to the front face of the home, the garage that is in disrepair, a new garage onsite, landscaping to the front exterior and side interior yards, and the addition of an Accessory Dwelling Unit to be located within the current structures of the home. There are several steps that must be taken, and receive approval from both the City of Denver and the Landmark Preservation Commission if we are to reach our goals for rehabilitation. We hope you will support us in these efforts.

Currently, we are applying for a re-zoning of 2070 N. Colorado Blvd from U-SU-E to U-SU-E1 in order to add an Accessory Dwelling Unit on the property. Our primary goal is to respect the nature and appearance of our landmarked home. Our secondary goal is to minimize any impact within the larger surrounding context of the Park Hill neighborhood. An ADU would enable our parents to live with our family while maintaining their independence. This intergenerational interaction is personally and culturally significant to our family. It enriches the lives of our children, and provides a safe and affordable environment for their grandparents to reside. This is particularly important in the current environment.

We have just completed an initial Pre-Application meeting with Libbie Adams from the Community Planning and Development Department for the City of Denver on November 11, resulting in favorable and supportive feedback regarding our pre-application request. Additionally, we have engaged Evan Schueckler of the Landmark Preservation Commission Staff and notified them of our initial plans to rezone, beginning the early steps in a lengthy review and approval process with the LPC regarding minor exterior changes to the house. Our open and honest candor regarding our intentions for where to locate the ADU and for what purpose is of primary importance to us throughout this process.

As part of our continued efforts to be a good neighbor and stewards of this landmark, we want to notify you of our intent for the rezoning of this property in advance. Adding an ADU to this property not only supports our current needs, but also helps to address the future needs of the growing city of Denver for diverse and equitable housing choices. Our project architect and designers, MAFI, are also residents of Park Hill and uniquely qualified to combine our project goals with the needs of the Park Hill neighborhood. It is our collective goal to be good neighbors as we revive and rejuvenate our home. Again, we value any letters to the city with support from you for our current rezoning application! Please use the following email address of our architect and application representative, MAFI Design ([mafi@mafidesign.com](mailto:mafi@mafidesign.com)), who are also residents and advocates of the Park Hill neighborhood! Your support will be included in our application when it is submitted. Thank you for your time in reviewing our letter, and we hope to hear from you soon!

Sincerely,

Kristin Schuch and Brett Cook

2020I-00195

December 10, 2020



**2070 Colorado Boulevard Rezoning Application  
Outreach Narrative and Summary**

Prepared By:  
Matthew Fitzpatrick, RA  
MAFI Design  
4005 Montview Boulevard  
Denver, Colorado 80207  
404-642-6969  
mafi@mafidesign.com

Outreach Narrative and Summary:

- Project summary emailed to Chris Herndon (City Councilman for District 8) on 11/23/2020
- Project Summary emailed to Greater Park Hill Community, Inc on 11/23/2020
- Outreach to surrounding neighbors within 200 ft. of the subject property:
  - Hand delivered project summary on 11/14, 11/15, and 11/20 to these 24 addresses:

- 2200 Colorado Boulevard	- 2037 Albion Street
- 2090 Colorado Boulevard	- 2059 Albion Street
- 2080 Colorado Boulevard	- 2071 Albion Street
- 2050 Colorado Boulevard	- 2079 Albion Street
- 2036 Colorado Boulevard	- 2085 Albion Street
- 2024 Colorado Boulevard	- 2201 Albion Street
- 2020 Colorado Boulevard	- 2090 Albion Street
- 4005 Montview Boulevard	- 2074 Albion Street
- 4025 Montview Boulevard	- 2066 Albion Street
- 4041 Montview Boulevard	- 2060 Albion Street
- 2021 Albion Street	- 2044 Albion Street
- 2033 Albion Street	- 2040 Albion Street
  - Signatures in support received from the following 9 owners at these addresses (attached)

- 2024 Colorado Boulevard
- 2020 Colorado Boulevard
- 4005 Montview Boulevard
- 4025 Montview Boulevard
- 4041 Montview Boulevard
- 2040 Albion Street
- 2066 Albion Street
- 2090 Albion Street
- 2200 Colorado Boulevard



Matthew Fitzpatrick, RA  
MAFI Design  
4005 Montview Boulevard  
Denver, Colorado 80207  
404-642-6969  
mafi@mafidesign.com

To whom it concerns,

I hereby authorize Matthew Fitzpatrick of MAFI Design to work on our behalf throughout the Accessory Dwelling Unit Zone Map Amendment (Rezoning) Application process with the city of Denver Community Planning and Development for our parcel that includes zone lot 2060 Colorado Boulevard and zone lot 2070 Colorado Boulevard, Denver, Colorado 80207.

Owner

Kristin Schuch

  
\_\_\_\_\_

Date 12-01-20

Owner

Brett Cook

  
\_\_\_\_\_

Date 12-1-20

# Rezoning Application Support Letter

Parcel Located at 2070 N. Colorado Boulevard

City of Denver  
Office of Community Planning and Development  
201 W. Colfax Ave., Dept 205  
Denver, Colorado 80202  
[rezoning@denvergov.org](mailto:rezoning@denvergov.org)  
720-865-2974

Dear City of Denver Office of Community Planning and Development,

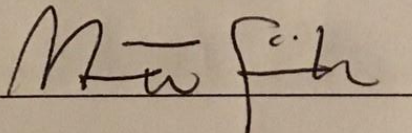
I, the undersigned, attest that I am the property owner at the address identified below located within 200 feet of 2070 N. Colorado Boulevard, and support the owners' rezoning of 2070 N. Colorado Boulevard's parcel from its current zoning designation of **U-SU-E** to **U-SU-E1** in order to allow for an accessory dwelling unit to be constructed.

Respectfully,

**Owner 1**

Address 4005 MONTVIEW BLVD

Print Name MATTHEW FITZPATRICK

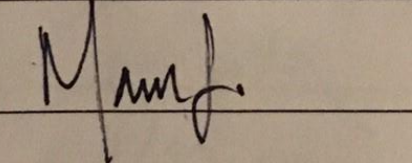
Signed 

Date 11.23.2020

**Owner 2 (if more than one owner)**

Address 4005 MONTVIEW BLVD

Print Name MARINN FITZPATRICK

Signed 

Date 11.23.2020



# Rezoning Application Support Letter

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201 W. Colfax Ave., Dept 205  
Denver, Colorado 80202  
[rezoning@denvergov.org](mailto:rezoning@denvergov.org)  
720-865-2974

Dear City of Denver Office of Community Planning and Development,

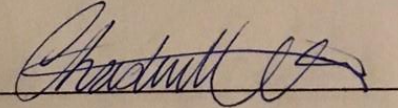
I, the undersigned, attest that I am the property owner at the address identified below located within 200 feet of 2070 N. Colorado Boulevard, and support the owners' rezoning of 2070 N. Colorado Boulevard's parcel from its current zoning designation of U-SU-E to U-SU-E1 in order to allow for an accessory dwelling unit to be constructed.

Respectfully,

**Owner 1**

Address 2090 Albion St.

Print Name Christiana Witek

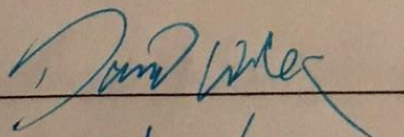
Signed 

Date November 20, 20

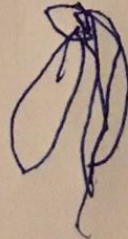
**Owner 2 (if more than one owner)**

Address 2090 Albion St.

Print Name David Witek

Signed 

Date 11/20/20





# Rezoning Application Support Letter

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Office of Community Planning and Development  
201 W. Colfax Ave., Dept 205  
Denver, Colorado 80202  
[rezoning@denvergov.org](mailto:rezoning@denvergov.org)  
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Dear City of Denver Office of Community Planning and Development,

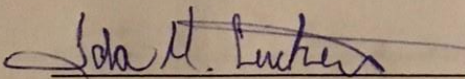
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Respectfully,

## Owner 1

Address 2024 Colorado Blvd.

Print Name Ida M. Lucketz

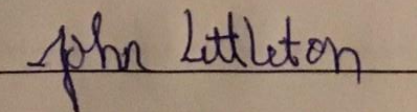
Signed 

Date 12-18-20

## Owner 2 (if more than one owner)

Address 2024 Colorado Blvd.

Print Name John Littleton

Signed 

Date 11-18-20



# Rezoning Application Support Letter

Parcel Located at 2070 N. Colorado Boulevard

City of Denver  
Office of Community Planning and Development  
201 W. Colfax Ave., Dept 205  
Denver, Colorado 80202  
[rezoning@denvergov.org](mailto:rezoning@denvergov.org)  
720-865-2974

Dear City of Denver Office of Community Planning and Development,

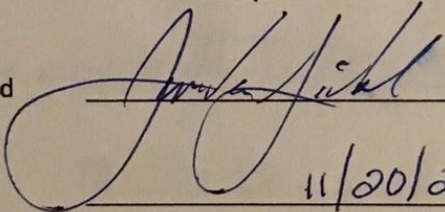
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Respectfully,

**Owner 1**

Address 2066 Albion

Print Name Jan Van Sickle

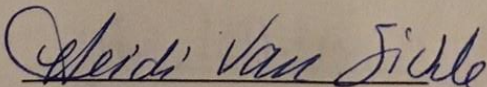
Signed 

Date 11/20/2020

**Owner 2 (if more than one owner)**

Address 2066 Albion

Print Name Heidi Van Sickle

Signed 

Date 11/20/2020



# Rezoning Application Support Letter

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Office of Community Planning and Development  
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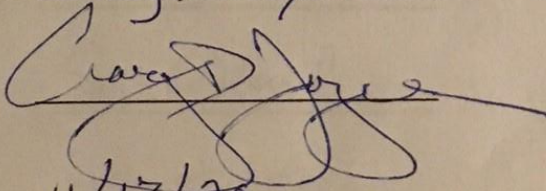
Respectfully,

**Owner 1**

Address 4041 Montview Blvd

Print Name Craig D Joyce

Signed



Date

11/17/20

**Owner 2 (if more than one owner)**

Address \_\_\_\_\_

Print Name \_\_\_\_\_

Signed \_\_\_\_\_

Date \_\_\_\_\_



# Rezoning Application Support Letter

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Respectfully,

**Owner 1**

Address 4025 Montview Rd.

Print Name Wendy Johnson-Ward

Signed upward

Date 11/16/2020

**Owner 2 (if more than one owner)**

Address \_\_\_\_\_

Print Name \_\_\_\_\_

Signed \_\_\_\_\_

Date \_\_\_\_\_



# Rezoning Application Support Letter

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Respectfully,

**Owner 1**

Address 2020 Colorado Blvd

Print Name Stina C Bland

Signed Stina C Bland

Date 11.15.2020

**Owner 2 (if more than one owner)**

Address 2020 Colorado B'

Print Name Jody L Bland

Signed Jody L Bland

Date 11/15/2020



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Respectfully,

**Owner 1**

Address 2040 Albion St Denver 80207

Print Name Wendy Keefer

Signed Wendy Keefer

Date 11/15/2020

**Owner 2 (if more than one owner)**

Address 2040 ALBION STREET

Print Name ROBERT KEEFER

Signed Robert Keefer

Date 11/16/20



# Rezoning Application Support Letter

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Respectfully,

Owner 1

Address 2200 Colorado Blvd

Print Name Berma K. Benson

Signed Berma K. Benson

Date 11-23-2020

Owner 2 (if more than one owner)

Address \_\_\_\_\_

Print Name \_\_\_\_\_

Signed \_\_\_\_\_

Date \_\_\_\_\_