

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>*If More Than One Property Owner: 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>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</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 deed of trust, 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 and/or boundary description):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			



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REVIEW CRITERIA

<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<p><input 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. Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</p> <p><input 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 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>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</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 on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.</p> <p><input type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="margin-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or</p> <p style="margin-left: 20px;">b. A City adopted plan; or</p> <p style="margin-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. Please provide an attachment describing the justifying circumstance.</p> <p><input 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. Please provide an attachment describing how the above criterion is met.</p>

REQUIRED ATTACHMENTS

Please ensure the following required attachments are submitted with this application:

<input type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format)
<input type="checkbox"/> Proof of Ownership Document(s)
<input type="checkbox"/> Review Criteria, as identified above

ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:

<input type="checkbox"/> Written Authorization to Represent Property Owner(s)
<input type="checkbox"/> Individual Authorization to Sign on Behalf of a Corporate Entity

Please list any additional attachments:



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PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION

We, the undersigned represent that we are the owners 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 or deed of trust, (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
Ben Holtzman Rachel Holtzman	516 Newton Street Denver, CO 80204 (585)752-7673 bpholtzman@gmail.com	100%	<i>BH</i> <i>RH</i> <i>Rachel Holtzman</i>	3/15/2020	A	NO

516 Newton St. Denver, CO 80204 Legal Description:

Lots 9 and 10, Block 3, Crisp's Addition to the City of Denver, City and County of Denver, State of Colorado.

516 N NEWTON ST

Owner	HOLTZMAN,BENJAMIN HOLTZMAN,RACHEL 516 NEWTON ST DENVER , CO 80204-4710
Schedule Number	05071-02-004-000
Legal Description	CRISPS ADD B3 L9 & 10
Property Type	RESIDENTIAL
Tax District	DENV

Print Summary

Property Description			
Style:	ONE-STORY	Building Sqr. Foot:	749
Bedrooms:	2	Baths Full/Half:	1/0
Effective Year Built:	1949	Basement/Finish:	749/0
Lot Size:	6,020	Zoned As:	E-SU-DX

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

Current Year				
	Actual	Assessed	Exempt	
Land		\$78,000	\$5,580	\$0
Improvements		\$176,400	\$12,610	
Total		\$254,400	\$18,190	

Prior Year				
	Actual	Assessed	Exempt	
Land		\$72,000	\$5,180	\$0
Improvements		\$133,600	\$9,620	
Total		\$205,600	\$14,800	

Real Estates Property Taxes for current tax year

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	2/12/2020		
Original Tax Levy	\$655.90	\$655.89	\$1,311.79
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$655.90	\$0.00	\$655.90
Due	\$0.00	\$655.89	\$655.89

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

Real estate property taxes paid for prior tax year: **\$1,145.01**

Assessed Value for the current tax year

Assessed Land	\$5,580.00	Assessed Improvements	\$12,610.00
Exemption	\$0.00	Total Assessed Value	\$18,190.00

Consistency with Adopted Plans:

The proposed zoning amendment is consistent with the **Comprehensive Plan 2040:**

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). This proposed zoning change allowing an ADU would provide a greater mix of housing options in the Barnum neighborhood for all individuals and families, including my own.

Strong and Authentic Neighborhoods Goal 1, Strategy B.: "Ensure neighborhoods offer a mix of housing types and services for a diverse population" (p. 34). The population of Denver is growing, and the population is changing with more multigenerational families living together. An ADU helps foster this type of arrangement with greater ease, accessibility, and convenience.

The proposed zoning amendment is consistent with the **Blueprint Denver 2019:**

Future Neighborhood Context: Urban Edge

Building an ADU maintains the predominantly residential feeling of this context area, while aiding in the transition to higher density urban areas nearby. It maintains the character of a pedestrian friendly area with good walkability

Future Places Designation: Residential Low

The proposed zoning change is compatible with the Barnum neighborhood, the ADU would be tastefully and thoughtfully integrated. Additionally the property would maintain the single family character, as the ADU would be detached and behind the main housing structure on the property.

The proposed zoning amendment is consistent with Land Use & Built Form, Housing Policy 4 - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. It is also consistent with Land Use & Built Form, Housing Policy 5- Remove barriers to constructing accessory dwelling units and create context-sensitive form standards

The proposed ADU would be located in a residential area near busier roads such as 6th Ave., 1st Ave, & Knox Ct. Zoning allowing an ADU will diversify housing choice in the neighborhood, and remove the current barrier which is the property zoning.

The proposed zoning amendment consistent with **Housing an Inclusive Denver.**

Legislative and Regulatory Strategies Recommendation 2: Expand and strengthen land use regulations for affordable and mixed-income housing.

Through Blueprint Denver and supplemental implementation actions such as zoning modifications, the City should support land-use regulations that incentivize affordable and mixed-use housing, including expanding the development of accessory dwelling units (p. 9). The proposed ADU would do exactly that.

The proposed zoning amendment is consistent with the **Barnum/Barnum West Neighborhood Plan**

8. It is a goal to maintain or upgrade the quality of low density residential property within the neighborhood

9. It is a goal of the neighborhood to encourage the construction of new low density housing within the neighborhood

Zoning allowing an ADU would achieve both goals 8 & 9. It would upgrade the quality of residential property with a brand new construction in Barnum, while maintaining the low density character of the neighborhood.

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.

The proposed amendment of my current zoning of E-SU-DX to E-SU-DX1 is a minor zoning adjustment. The size of my lot exceeds the minimum requirement for an ADU. The lot is already set up in a way that is conducive to building an ADU – the fence runs through the middle of the backyard leaving a large parking space in the back accessible from the alley. This zoning change would simply allow me to convert that parking area into an ADU. The ADU could be accessed through the yard or via the alley, and would be non-visible from the front street view. The addition of this proposed ADU would be in good taste and company the style of current housing in the Barnum neighborhood.

Public Health, Safety and General Welfare:

The proposed official map amendment furthers the public health, safety and general welfare of the city.

The proposed amendment of my current zoning would further the public health, safety and general welfare of the city by providing additional housing where there is currently an empty parking area. The ADU has a variety of uses including multigenerational housing for growing families, and/or increasing the housing supply on the market for the residents of Denver. Moreover, it would increase density near a main highway – 6th Ave, as well as the W line light rail station 5 blocks to the North. Additionally, the nearby businesses on Knox Ct. & 1st Ave would certainly welcome the additional customer base that would be facilitated by more people living in the area.

Justifying Circumstances:

Since the date of the approval of the existing zone district, there has been a change to such a degree that the proposed rezoning is in the public interest. Such a change may include:

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

The Barnum neighborhood has become a desirable area to live due to its close proximity to the city alongside the affordable rentals in the area. This ADU would increase the rental supply and allow residents to live close to downtown.

b) A City adopted plan

Strategy, E. A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezonings to enable ADUs in all residential areas, especially where proximate to transit, are appropriate. This ADU would be built in a residential area very much proximate to transit. Access to the 6th Ave highway as well as the W line light rail are both very convenient from this location.

c) That the City adopted the Denver Zoning Code and the property retained Chapter 59 zoning.

Not applicable

The proposed official map amendment is consistent with the description of the applicable neighborhood context and with the stated purpose and intent of the proposed Zone District.

The Barnum neighborhood is an "Urban Edge" neighborhood, which is predominately residential and tend to act as transitions between urban and suburban areas. The E-SU-DX1 zoning maintains the residential character of the neighborhood, while allowing an increase in density and better transitioning the area from suburban to urban.

Section 4.2.2 Residential Districts

4.2.2.1 General Purpose

A. The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood.

B. The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the single unit districts accommodate the varied pattern of suburban and urban house forms. While lot sizes vary, lot coverage is typically low creating generous setbacks and yard space. The standards of the two unit and row house districts promote existing and future patterns of lower scale multi-unit building forms that typically address the street in the same manner as an urban house building form.

C. These standards recognize common residential characteristics within the Urban Edge Neighborhood Context but accommodate variation by providing eight Residential Zone Districts.

D. The regulations provide certainty to property owners, developers, and neighborhoods about the limits of what is allowed in a residentially-zoned area. These regulations are also intended to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment.

4.2.2.2 Specific Intent

D. Single Unit Dx (E-SU-Dx) E-SU-Dx is a single unit district allowing suburban and urban houses with a minimum zone lot area of 6,000 square feet.

F. Single Unit D1x (E-SU-D1x) E-SU-D1x is a single unit district allowing suburban houses, urban houses and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet. Setbacks and lot coverage standards accommodate front and side yards similar to E-SU-Dx and allow a detached accessory dwelling unit in the rear yard.