



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	Bryan Bayham/Diani Riopelle	Representative Name	
Address	4901 Green Court	Address	
City, State, Zip	Denver, CO 80221	City, State, Zip	
Telephone	602-708-9888	Telephone	
Email	bbayham123@gmail.com	Email	
*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.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
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.			
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.			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	4901 Green Court		
Assessor's Parcel Numbers:	0217302012000		
Area in Acres or Square Feet:	6,240 sq ft		
Current Zone District(s):	U-SU-C		
PROPOSAL			
Proposed Zone District:	U-SU-C1		

REVIEW CRITERIA

General Review Criteria: The proposal must comply with all of the general review criteria
DZC Sec. 12.4.10.7

- 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.
- 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.
- Public Health, Safety and General Welfare:** The proposed official map amendment furthers the public health, safety, and general welfare of the City.

Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria
DZC Sec. 12.4.10.8

- Justifying Circumstances - One of the following circumstances exists:**
- The existing zoning of the land was the result of an error.
 - The existing zoning of the land was based on a mistake of fact.
 - 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.
 - 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:
 - 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.
 - 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.
 - 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.

REQUIRED ATTACHMENTS

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

- Legal Description (required to be attached in Microsoft Word document format)
- Proof of Ownership Document(s)
- Review Criteria, as identified above

ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:

- Written Authorization to Represent Property Owner(s)
- Individual Authorization to Sign on Behalf of a Corporate Entity

Please list any additional attachments:

Communication with Community Officials/Members



REZONING GUIDE

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
Bryan Bayham (and) Diani Riopelle	4901 Green Court Denver, CO 80221 Bryan: (602) 708-9888 Diani: (720) 255-4782 bbayham123@gmail.com	100%	<i>Bryan Bayham</i> <i>Diani Riopelle</i>	03/06/20	B	NO

ATTACHMENTS

TABLE OF CONTENTS

GENERAL REVIEW CRITERIA Page 1

Attachment ‘A’: Consistency with Adopted Plans Page 1

Introduction Page 1

Comprehensive Plan 2040 Page 2

Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services already are in place.

Compliance Page 2

Environmentally Resilient Goal 8, Strategy B: Encourage mixed-use communities where residents can live, work and play in their neighborhoods

Compliance Page 3

Strong and Authentic Neighborhoods Goal 1, Strategy D: Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities.

Compliance Page 3

Strong and Authentic Neighborhoods Goal 1, Strategy A: Build a network of well-connected, vibrant, mixed use centers and corridors

Compliance Page 4

Blueprint Denver 2019 Page 4

Diversity housing choice through the expansion of accessory dwelling units throughout all residential areas.

Compliance Page 4

Remove barriers to constructing accessory dwelling units and create context-sensitive form standards.

Compliance Page 5

Housing an Inclusive Denver Page 5

Section 4. Legislative and Regulatory Strategies.

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

Compliance Page 5

Ideas about ways that Denver could strengthen land-use regulations to support Recommendation 2 above to both support affordable housing projects and more broadly increase diversity of housing types throughout Denver

Compliance Page 6

Attachment 'B': Uniformity of District Regulations and Restrictions Page 7
Compliance Page 7

Attachment 'C': Public Health, Safety and General Welfare Page 8
Compliance Page 8

ADDITIONAL REVIEW CRITERIA

Attachment 'A': Consistency with Adopted Plans Page 9
Compliance Page 9

Attachment 'B': The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the state purpose and intent of the proposed Zone District Page 10
Compliance Page 10

REQUIRED ATTACHMENTS

Attachment 'A': Legal Description of Property Page 11

Attachment 'B': Proof of Ownership Document Page 12
(Deed of Trust)

ADDITIONAL ATTACHMENTS

Attachment 'A': Communication with Community Officials/Members Page 21
(Emails attached)

GENERAL REVIEW CRITERIA - Attachment 'A'

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 the adoption of the City's Plan.

The following material describes the City's relevant adopted plans and how the proposed map amendment is consistent with those plan recommendations....

INTRODUCTION

This application seeks an official Zone Map Amendment to rezone 4901 Green Court from U-SU-C to U-SU-C1.

Section 5.2.2.2.G of the Denver Zoning Code, describes the current property's current zone District lot of U-SU-C as *"a single unit district allowing urban houses with a minimum zone lot area of 5,500 square feet. Blocks typically have a consistent pattern of 50 foot wide lots."*

The Proposed Zone District of U-SU-C1 is described by Section 5.2.2.2.H of the Denver Zoning Code as *"a single unit district allowing urban houses and detached accessory dwelling units (ADUs) with a minimum zone lot area of 5,500 square feet. Setbacks and lot coverage standards accommodate front and side yard similar to U-SU-C but allowing a detached accessory dwelling unit building form in the rear yard."*

The unprecedented growth of metropolitan Denver in recent decades (the City of Denver alone has added more than 150,000 residents since 2002) has created an unprecedented demand for housing. Since 2010, most of the new housing built in Denver has been "high-end"; apartment/condo complexes, "pop-tops" and renovations", townhouses and duplexes; and single-family homes. But continued, healthy growth requires a variety of housing options to satisfy the diverse needs of new and existing residents. The purpose of the proposed Zone Map Amendment is to allow for modifications to an existing garage on the subject property to convert it into a detached accessory dwelling unit (ADU), thereby contributing to this need for diverse housing.

The subject property, 4901 Green Court, on a 6,240 square foot lot, contains a 1-story, 1,100 square foot house with a 580 square foot basement and a detached garage backing onto the alley behind the house. The garage is approximately 180 square foot detachment which is where the proposed ADU will be built.

The proposed renovations of this garage space into an accessory dwelling unit calls for creation of a compact, but comprehensive kitchen, including: a 4-burner electric range and oven; sink and garbage disposal; dishwasher; refrigerator/freezer; ample cabinets; and a

peninsula dining counter. A full bathroom is to be included, as well as a stacked clothes washer/dryer and a generously-sized clothing closet. Given the size of the proposed space, the actual living/sleeping space will be a studio. The overall objective is to optimize the quality of the living space, given the existing building envelope.

Consistency with Adopted Plans

Three adopted plans apply to the proposed Zone Map Amendment for 4901 Green Court:

- A) Comprehensive Plan 2040
- B) Blueprint Denver 2019
- C) Housing an Inclusive Denver

A. Comprehensive Plan 2040

Comprehensive Plan 2040 presents a framework for Denver city planning over the coming two decades. The Plan outlines elements that the Proposed Zone Map Amendment for 4901 Green Court will support by helping to expand and diversify housing opportunities; and to provide them in an area of the city already well-served by existing and proposed infrastructure such as public transportation.

The following Goals and Strategies were specifically identified by the Zoning Department's response to the Pre-Application Request for 4901 Green Court.

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

Compliance: This proposed Accessory Dwelling Unit, at 4901 Green Court, is located within both Regis University and Interstate 70 highway making it one of Denver's most up and coming neighborhoods, which is well-served by infrastructure and services.

Half a block to the north, Regis University is a neighborhood landmark serving the community as a beacon for growth and transformation; a block to the south, Interstate 70 serves a main thoroughfare throughout Denver into the mountains west of Denver. The entire neighborhood is well-served by both residential housing and commercial buildings ensuring a high quality of life is maintained.

The neighborhood allows convenient access to Safeway, Natural Grocers, and other markets and retail stores on Federal and the northern Highlands neighborhood.

Outstanding parks are close by: Rocky Mountain Lake Park; Berkeley Lake Park; Regis University athletic fields, and Clear Creek trail.

Environmentally Resilient Goal 8, Strategy B: Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).

Compliance: To repeat, this proposed Accessory Dwelling Unit, at 4901 Green Court, is located within both Regis University and Interstate 70 highway, offering a myriad of existing opportunities to live, work and play in the neighborhood and in the neighborhoods immediately adjacent.

The entire vicinity is well-served by designated bike routes, and offers easy access to RTD transit lines.

The neighborhood allows convenient access to Safeway, Natural Grocers, and other markets and retail stores on Federal and the northern Highlands neighborhood.

Outstanding parks are close by: Rocky Mountain Lake Park; Berkeley Lake Park; Regis University athletic fields, and Clear Creek trail.

Last, but not least, is the close proximity of the North Highlands/Tennyson Business district and the Highlands neighborhood, a premier shopping and dining district in the city, with sizable opportunities for a range of employment levels.

**Strong and Authentic Neighborhoods Goal 1, Strategy D:
Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34)**

Compliance: The existing neighborhood and those immediately surrounding are well-established, vibrant and among the most desirable and affordable in central Denver. Homes vary from low-rise and mid-rise multi-unit to single-unit homes, from early 20th century housing developments to compact single-unit homes and duplexes. Construction of new housing has occurred consistently, from the earliest days of the neighborhood's development to the present, offering a wide range of styles.

The Accessory Dwelling Unit proposed for 4901 Green Court, is an exceptional opportunity to provide a housing gem. Conversion of a detached garage unit into an ADU allows for a housing opportunity in the heart of an affordable, desirable community for someone who might not otherwise be able to find or afford a home in this neighborhood.

Furthermore, the design objective for this unit is to provide a home which, while small, incorporates features most often found in larger, more expensive facilities. In short, it will be a home in which the occupants will be proud to live, and which will contribute to the

residential diversity of the neighborhood, while still maintaining its existing visual integrity.

Strong and Authentic Neighborhoods Goal 1, Strategy A: Build a network of well-connected, vibrant, mixed use centers and corridors (D. 34)

Compliance: It is beyond the scope of this proposed Accessory Dwelling Unit to add to the existing network of "well-connected, vibrant, mixed use centers and corridors". Its objective, however, is to afford the opportunity to access this existing network to a person or couple who might otherwise not be able to.

B. Blueprint Denver 2019

Blueprint Denver 2019 is the City's 300-page land use, transportation and design plan, adopted in April, 2019. It aims to manage growth in an equitable way as the population continues to expand. Among the plan's most notable policies are recommendations for greater housing density, in the form of affordable housing options such as Accessory Dwelling Units (such as converted garages and new, small homes) to increase housing options in neighborhoods that are currently dominated by single-family homes, cost-prohibitive for many Denver residents.

Specific goals of Blueprint Denver 2019, as identified by the Zoning Department's response to the Pre-Application Request for 4901 Green Court, include the following:

Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.

Accessory dwelling units (ADUs) can add variety to the housing stock in low density residential neighborhoods without significantly changing the existing character. As Denver allows ADUs throughout the city, it is imperative to understand impacts in areas vulnerable to displacement.

Compliance: The Accessory Dwelling Unit proposed for 4901 Green Court conforms to all objectives of Blueprint Denver 2019. It is an exceptional opportunity to provide a low-cost housing gem. Conversion of a detached garage unit into an ADU allows for a housing opportunity in the heart of an affordable, desirable community for someone who might not otherwise be able to find or afford a home in this neighborhood.

Furthermore, the design objective for this unit is to provide a home which, while small, incorporates features most often found in larger, more expensive facilities. In short, it will be a home in which the occupants will be proud to live, and which will contribute to the residential diversity of the neighborhood, while still maintaining its existing visual integrity.

Remove barriers to constructing accessory dwelling units and create context-sensitive form standards.

The zoning code already allows ADUs in some areas of the city. ADUs can be attached to the main home, such as a basement unit, or detached. ADUs offer a housing option for residents looking for something smaller than a home, such as seniors who want to age in place.

Compliance: The Accessory Dwelling Unit proposed for 4901 Green Court conforms to all objectives of Blueprint Denver 2019. It is an exceptional opportunity to provide a low-cost housing gem. Conversion of a detached garage unit into an ADU allows for a housing opportunity in the heart of an affordable, desirable community for someone who might not otherwise be able to find or afford a home in this neighborhood.

Furthermore, the design objective for this unit is to provide a home which, while small, incorporates features most often found in larger, more expensive facilities. In short, it will be a home in which the occupants will be proud to live, and which will contribute to the residential diversity of the neighborhood, while still maintaining its existing visual integrity.

C. Housing an Inclusive Denver

In February, 2018, the Denver City Council passed a 5-year plan to address the City's housing goals and priorities. *Housing an Inclusive Denver* outlines strategies “to create and preserve strong and opportunity-rich neighborhoods with diverse housing options that are accessible and affordable to all Denver residents”.

The following summary is on page 9 of the final document:

Section 4. 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.

Compliance: The Accessory Dwelling Unit proposed for 4901 Green Court conforms to all objectives of Housing an Inclusive Denver. It is an exceptional opportunity to provide a low-cost housing gem. Conversion of a detached garage unit into an ADU allows for a housing opportunity in the heart of an affordable, desirable community for someone who might not otherwise be able to find or afford a home in this neighborhood.

Furthermore, the design objective for this unit is to provide a home which, while small, incorporates features most often found in larger, more expensive facilities. In short, it will be a home in which the occupants will be proud to live, and which will contribute to the residential diversity of the neighborhood, while still maintaining its existing visual integrity.

Ideas about ways that Denver could strengthen land-use regulations to support Recommendation 2 above to both support affordable housing projects and more broadly increase diversity of housing types throughout Denver is further summarized by the Zoning Department's response to the Pre-Application Request for 4901 Green Court:

- 1) Streamlining and facilitating the development of accessory dwelling units as a tool for affordability and to stabilize residents at risk of displacement;*
- 2) Promoting a diversity of residential development types throughout Denver neighborhoods, and;*
- 3) Creating a package of development incentives that support affordable housing projects and promote the development of more mixed-income projects citywide.*

Compliance: The Accessory Dwelling Unit proposed for 4901 Green Court conforms to all objectives of Housing an Inclusive Denver. It is an exceptional opportunity to provide a low-cost housing gem. Conversion of a detached garage unit into an ADU allows for a housing opportunity in the heart of an affordable, desirable community for someone who might not otherwise be able to find or afford a home in this neighborhood.

Furthermore, the design objective for this unit is to provide a home which, while small, incorporates features most often found in larger, more expensive facilities. In short, it will be a home in which the occupants will be proud to live, and which will contribute to the residential diversity of the neighborhood, while still maintaining its existing visual integrity.

GENERAL REVIEW CRITERIA - Attachment 'B'

Uniformity of District Regulations and Restrictions: The proposed official amendment results in regulations 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 run differently from those in other districts.

The following attachment describes how the proposed map amendment will result in regulations that will be uniform for each kind of building in the district having the same classification, symbol or designation on the official map....

Compliance: The proposed Zone Map Amendment of the property from U-SU-C to U-SU-C1 will result in minor modifications to the property, none of which create differences for other properties in the district having the same classification.

The existing lot size of 6,240 sq. ft, exceeds the minimum requirement of 5,500 sq. ft. for an accessory dwelling unit.

The proposed Accessory Dwelling Unit will be created within the existing space of the garage. The proposed addition would take just under 3% of the surface area of the 6,240 sq. ft. lot, and would not contribute significantly to any additional drainage or runoff requirements.

The overall height of the accessory dwelling unit will not be any higher than the existing structure.

Furthermore, conversion of a detached garage into a residential unit allows for affordable living in a highly desirable neighborhood for a family member or friend who cannot afford such accommodations elsewhere.

The design objective for this unit is to provide a home which, while small, incorporates features most often found in larger, more expensive facilities. In short, it will be a home in which the occupants will be proud to live, and which will contribute to the residential diversity of the neighborhood, while still maintaining its existing visual integrity.

GENERAL REVIEW CRITERIA -Attachment 'C'

Public Health, Safety and General Welfare: The Proposed official map amendment furthers the public health, safety and general welfare of the City.

The following attachment describes how the proposed map amendment will further the public health, safety and general welfare of the City.

Compliance: The proposed Zone Map Amendment of the property from U-SU-C to U-SU-C1 will further the public health, safety and general welfare of the City by providing the following:

- 1) Additional housing where there was only one housing unit;
- 2) An accessory dwelling unit that could be used for a variety of housing such as multigenerational housing for families; long-term rentals; extended stay for families and friends visiting from out-of-town.

ADDITIONAL REVIEW CRITERIA I Attachment 'A'

Consistency with Adopted Plans

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; or,
- b. **A City adopted plan:** or
- c. That the City adopted the Denver Zoning Code and the property retained former Chapter 59 zoning.

The following attachment describes how the proposed rezoning is consistent with: "b) A City adopted plan".

Compliance: The proposed Zone Map Amendment of the property from U-SU-C to U-SU- C1 is consistent with provisions relating to Accessory Dwelling Units of all three of the following City adopted plans:

- 1) Comprehensive Plan 2040
- 2) Blueprint Denver2019; and
- 3) Housing an inclusive Denver

Specific details of such compliance is detailed in **Consistency With Adopted Plans** beginning on Page 1, above.

ADDITIONAL REVIEW CRITERIA - Attachment '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.

The following attachment describes how the above criterion is met.

Compliance: The location of the property within the neighborhoods designated as Berkeley Neighborhood and Regis University.

The neighborhood is an "Urban Neighborhood Context" which is described by Section 5.1.1 of the Denver Zoning Code as *"primarily characterized by single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically the Urban House building form. Multi-unit building forms typically include the Row House building form embedded with other residential form types. Commercial buildings are typically the Shop front and General building forms that may contain a mixture of uses within the same building. Single- and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential uses are located along local streets, residential and mixed-use arterials, and main streets. Commercial uses are primarily located along mixed-use arterial or main streets but may be located at or between intersections of local streets."*

As stated by Section 5.2.2.1 8 of the Denver Zoning Code: *"There are single unit districts that allow detached accessory dwelling units in the rear yard, maintaining the single unit character at the street."*

The proposed Zone Map Amendment of the property from U-SU-C to U-SU-C1 would not change the existing context of the neighborhood nor the subject property within it, as the property would remain a single-family residence with the existing, detached garage at the rear of the property modified to create an accessory dwelling unit.

REQUIRED ATTACHMENT 'A'

Legal Description of Property

LOTS 25 AND 26, BLOCK 90, EXCEPT THE REAR 8 FEET OF SAID LOTS, BLOCKS 81 TO 96, BERKELEY, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

ALSO KNOWN AS: 4901 GREEN COURT, DENVER, CO.

Ownership

Jointly Owned by Bryan C Bayham and Diani L Riopelle - 100% undivided

4901 N GREEN CT

Owner	BAYHAM,BRYAN RIOPELLE,DIANI LYN 4901 GREEN CT DENVER , CO 80221-1109
Schedule Number	02173-02-012-000
Legal Description	BERKELEY B90 L25 & 26 EXC REAR8FT TO CITY
Property Type	RESIDENTIAL
Tax District	DENV

Print Summary

Property Description			
Style:	ONE-STORY	Building Sqr. Foot:	1016
Bedrooms:	2	Baths Full/Half:	2/0
Effective Year Built:	1923	Basement/Finish:	142/100
Lot Size:	6,240	Zoned As:	U-SU-C

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

Current Year			
Actual	Assessed	Exempt	
Land		\$280,600	\$20,060 \$0
Improvements		\$49,400	\$3,530
Total		\$330,000	\$23,590

Prior Year			
Actual	Assessed	Exempt	
Land		\$218,300	\$15,720 \$0
Improvements		\$134,100	\$9,660
Total		\$352,400	\$25,380

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	2/21/2020		
Original Tax Levy	\$850.61	\$850.60	\$1,701.21
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$850.61	\$0.00	\$850.61
Due	\$0.00	\$850.60	\$850.60

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: **\$1,963.52**

Assessed Value for the current tax year

Assessed Land	\$20,060.00	Assessed Improvements	\$3,530.00
Exemption	\$0.00	Total Assessed Value	\$23,590.00

ADDITIONAL ATTACHMENT 'A'

Communication with Community Officials/Members

Emails attached

Proposed Rezoning Request - 4901 Green Ct.

4 messages

Bryan Bayham <bbayham123@gmail.com>

Fri, Mar 6, 2020 at 1:00 PM

To: president@denverinc.org, excomm@denverinc.org

Hello President of the Inter-Neighborhood Cooperation,

I wanted to reach out to you in regards to a Rezoning Application that I am in the process of submitting.

My fiance and I currently reside in our home located at 4901 Green Court, Denver, CO 80221. We are looking to submit a rezoning application to change our current zoning from U-SU-C to U-SU-C1 to accommodate for an Accessory Dwelling Unit (ADU).

We are in the early stages of starting our family. My parents currently live in Phoenix, Arizona. Unfortunately, my mother has Multiple Sclerosis, and she could use some assistance with her everyday activities. Our ADU installation would allow us the space to have my parents living close, while also getting assistance with our future children. The ADU would be located where our detached garage currently presides and extend into our backyard in a manner that would not change the look of the outside of our home.

My fiance and I appreciate all the work you do for our community. I hope that you can accept our Rezoning request and help us achieve our goals for our family here in Denver.

Thank you very much for your time.

Have an awesome day and upcoming weekend!

Sincerely,
Bryan Bayham

Mail Delivery System <Mailer-Daemon@eigbox.net>

Fri, Mar 6, 2020 at 1:01 PM

To: bbayham123@gmail.com

This message was created automatically by mail delivery software.

A message that you sent could not be delivered to one or more of its recipients. This is a permanent error. The following address(es) failed:

dodsondnvr@hotmail.com

host hotmail-com.olc.protection.outlook.com [104.47.56.161]

SMTP error from remote mail server after pipelined end of data:

550 5.7.1 Unfortunately, messages from [66.96.184.7] weren't sent. Please contact your Internet service provider since part of their network is on our block list (S3150). You can also refer your provider to <http://mail.live.com/mail/troubleshooting.aspx#errors>. [CO1NAM11FT010.eop-nam11.prod.protection.outlook.com]

Action: failed

Final-Recipient: rfc822;dodsondnvr@hotmail.com

Status: 5.0.0

Remote-MTA: dns; hotmail-com.olc.protection.outlook.com

Remote-MTA: X-ip; [104.47.56.161]

X-Remote-MTA-smtp-greeting: X-str; 220 CO1NAM11FT010.mail.protection.outlook.com Microsoft ESMTMP MAIL Service ready at Fri, 6 Mar 2020 20:01:01 +0000

X-Remote-MTA-helo-response: X-str; 250-CO1NAM11FT010.mail.protection.outlook.com Hello [66.96.184.7]

X-Exim-Diagnostic: X-str; SMTP error from remote mail server after pipelined end of data: 550 5.7.1 Unfortunately, messages from [66.96.184.7] weren't sent. Please contact your Internet service provider since part of their network is on our block list (S3150). You can also refer your provider to <http://mail.live.com/mail/troubleshooting.aspx#errors>. [CO1NAM11FT010.eop-nam11.prod.protection.outlook.com]

Diagnostic-Code: smtp; 550 5.7.1 Unfortunately, messages from [66.96.184.7] weren't sent. Please contact your Internet

service provider since part of their network is on our block list (S3150). You can also refer your provider to <http://mail.live.com/mail/troubleshooting.aspx#errors>. [CO1NAM11FT010.eop-nam11.prod.protection.outlook.com]

 **noname**
4K

Emmett Hobley <emmetthobley@gmail.com>
To: Bryan Bayham <bbayham123@gmail.com>

Fri, Mar 6, 2020 at 6:51 PM

Hi Bryan, I totally support ADU'S especially for your purpose! There are organizations that are advocating (Habitat For Humanity), my Land Trust (Rocky Mountain Neighborhood Conservancy), and my Registered Neighborhood Organization (Montbello Neighborhood Improvement Association) are also on board! If you need any help please call me.Thanks Emmett Hobley INC DELEGATE at LARGE

[Quoted text hidden]

Bryan Bayham <bbayham123@gmail.com>
To: Emmett Hobley <emmetthobley@gmail.com>

Sat, Mar 7, 2020 at 4:17 PM

Thank you for the communication and your support, Mr. Hobley!

Have a great weekend!

Bryan Bayham
[Quoted text hidden]



Bryan Bayham <bbayham123@gmail.com>

Proposed Rezoning Request/Feedback - 4901 Green Ct.

3 messages

Bryan Bayham <bbayham123@gmail.com>
To: brunrno@gmail.com, BrunZoning@gmail.com

Fri, Mar 6, 2020 at 1:02 PM

Hello Mr. Teitelbaum,

I wanted to reach out to you in regards to a Rezoning Application that I am in the process of submitting.

My fiance and I currently reside in our home located at 4901 Green Court, Denver, CO 80221. We are looking to submit a rezoning application to change our current zoning from U-SU-C to U-SU-C1 to accommodate for an Accessory Dwelling Unit (ADU).

We are in the early stages of starting our family. My parents currently live in Phoenix, Arizona. Unfortunately, my mother has Multiple Sclerosis, and she could use some assistance with her everyday activities. Our ADU installation would allow us the space to have my parents living close, while also getting assistance with our future children. The ADU would be located where our detached garage currently presides and extend into our backyard in a manner that would not change the look of the outside of our home.

My fiance and I appreciate all the work you do for our community. I hope that you can accept our Rezoning request and help us achieve our goals for our family here in Denver.

Thank you very much for your time.

Have an awesome day and upcoming weekend!

Sincerely,
Bryan Bayham

Berkeley Regis United Neighbors <brunrno@gmail.com>
To: Bryan Bayham <bbayham123@gmail.com>
Cc: BrunZoning@gmail.com

Fri, Mar 6, 2020 at 6:07 PM

Hello Bryan,

Jeffrey our Zoning Chair will follow up with you on this.

I am possibly incorrect but I believe after you submit it a BOA Case file is submitted then the City emails us and Jeffrey and our Zoning committee will review and make suggestions or comments.

In no way at all do I mean to be insensitive to any personal situation but I believe our Zoning Committee to be much more educated on the process and codes involved in all of this as well as taking into consideration the overall continuity of our neighborhood.

I'm sure Jeffrey will follow up shortly and again normally I'm fairly certain we are not even prompted until you submit and the City sends us their official BOA Case# and info.

We appreciate you enjoying the neighborhood and you are always welcome to freely attend any of our public meetings.

Steve Teitelbaum
BRUN President
303-901-0355

www.BerkeleyRegisNeighbors.org
[Quoted text hidden]

Bryan Bayham <bbayham123@gmail.com>
To: Berkeley Regis United Neighbors <brunrno@gmail.com>
Cc: BrunZoning@gmail.com

Sat, Mar 7, 2020 at 4:17 PM

Thank you for the communication and your support, Mr. Teitelbaum!

2020I-00033

April 1, 2020 \$1000 fee pd CC

Have a great weekend!

Bryan Bayham

[Quoted text hidden]



Bryan Bayham <bbayham123@gmail.com>

Proposed Rezoning Request/Feedback - 4901 Green Ct.

1 message

Bryan Bayham <bbayham123@gmail.com>
To: ruddenwendy@gmail.com

Fri, Mar 6, 2020 at 1:01 PM

Hello Ms. Rudden-Carter,

I wanted to reach out to you in regards to a Rezoning Application that I am in the process of submitting.

My fiance and I currently reside in our home located at 4901 Green Court, Denver, CO 80221. We are looking to submit a rezoning application to change our current zoning from U-SU-C to U-SU-C1 to accommodate for an Accessory Dwelling Unit (ADU).

We are in the early stages of starting our family. My parents currently live in Phoenix, Arizona. Unfortunately, my mother has Multiple Sclerosis, and she could use some assistance with her everyday activities. Our ADU installation would allow us the space to have my parents living close, while also getting assistance with our future children. The ADU would be located where our detached garage currently presides and extend into our backyard in a manner that would not change the look of the outside of our home.

My fiance and I appreciate all the work you do for our community. I hope that you can accept our Rezoning request and help us achieve our goals for our family here in Denver.

Thank you very much for your time.

Have an awesome day and upcoming weekend!

Sincerely,
Bryan Bayham

Rezoning Request - Regis/Berkeley Neighborhood - District 1

1 message

Bryan Bayham <bbayham123@gmail.com>
To: amanda.sandoval@denvergov.org

Fri, Mar 6, 2020 at 12:04 PM

Hello Ms. Sandoval,

I wanted to reach out to you in regards to a Rezoning Application that I am in the process of submitting.

My fiance and I currently reside in our home located at 4901 Green Court, Denver, CO 80221. We are looking to submit a rezoning application to change our current zoning from U-SU-C to U-SU-C1 to accommodate for an Accessory Dwelling Unit (ADU).

We are in the early stages of starting our family. My parents currently live in Phoenix, Arizona. Unfortunately, my mother has Multiple Sclerosis, and she could use some assistance with her everyday activities. I owe it to her as my mother to help her age properly. Our ADU installation would allow us the space to have my parents living close, while also getting assistance with our future children. The ADU would be located where our detached garage currently resides and extend into our backyard in a manner that would not change the look of the outside of our home.

My fiance and I appreciate all that you do as a Council Member for District 1. I hope that you can accept our Rezoning request and help us achieve our goals for our family here in Denver.

Thank you very much for your time, Ms. Sandoval.

Have an awesome day and upcoming weekend!

Sincerely,
Bryan Bayham