



**TO:** Denver Planning Board  
**FROM:** Francisca Penafiel Vial, City Planner Associate  
**DATE:** February 12, 2020  
**RE:** Official Zoning Map Amendment Application #2019I-00115

### Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2019I-00115.

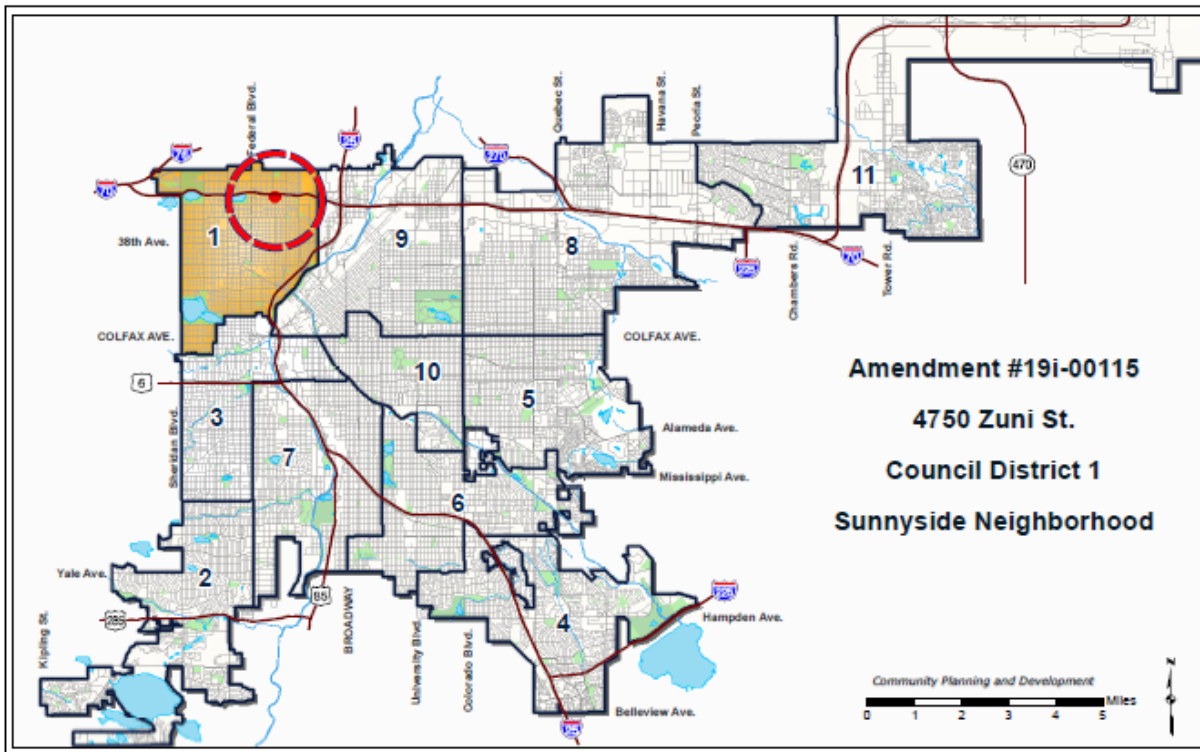
### Request for Rezoning

Address: 4750 Zuni St  
Neighborhood/Council District: Sunnyside / Council District 1  
RNOs: Northeast Denver Friends and Neighbors (NEDFANS)  
Sunnyside United Neighbors, Inc. (SUNI)  
Inter-Neighborhood Cooperation (INC)  
Area of Property: 7,720 square feet or 0.17 acres  
Current Zoning: U-SU-C  
Proposed Zoning: U-SU-C1  
Property Owner(s): Matthew Fadel and Jessica Kunevicius

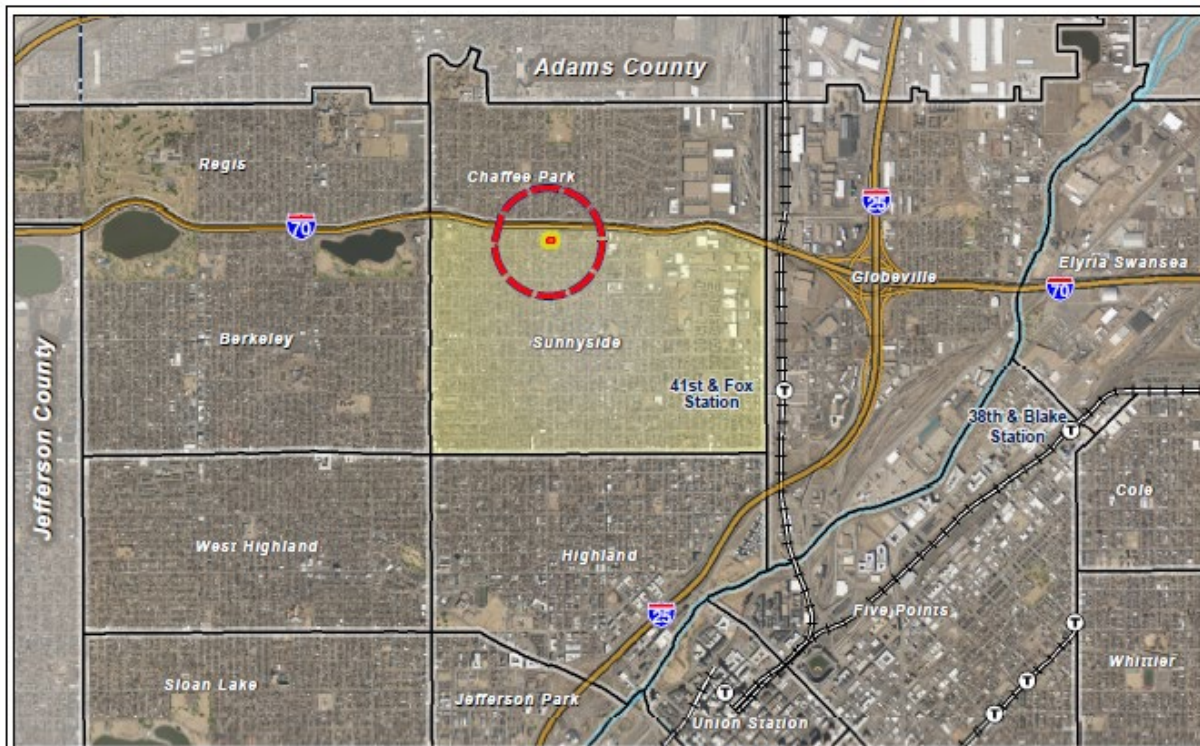
### Summary of Rezoning Request

- The subject property contains a single-unit built in 1948 and is located north of W 47<sup>th</sup> Avenue.
- The property owner is proposing to rezone the property to build a new accessory dwelling unit in the rear of the property.
- The proposed **U-SU-C1**, Urban, **Single-Unit, C1** (5,500 square feet minimum zone lot size allowing accessory dwelling units (ADUs)), zone district is intended for use in the Urban Neighborhood Context which is characterized by single-unit and two-unit uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit structures in the zone district are in the Urban House building form. The Urban House building form maximum height is 30 to 35 feet in the front 65% of the zone lot, 17 feet in the rear 35% of the zone lot and 24 feet for an ADU. Further details of the zone district can be found in Article 5 of the Denver Zoning Code.

### City Location

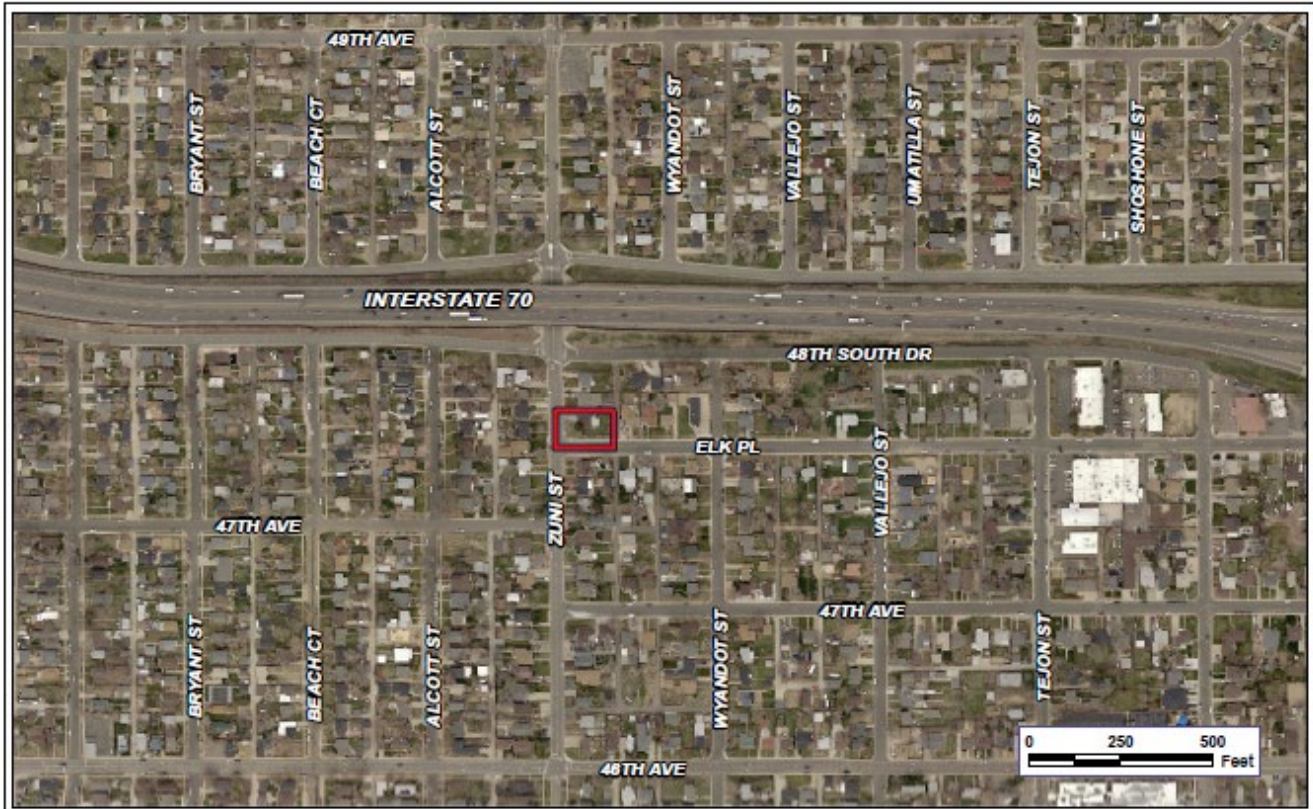


### Neighborhood Location - Sunnyside



## 1. Existing Context

### Aerial - 2019



Map Date: January 15, 2020

The subject property is on the northeast corner of Zuni Street and Elk Place and one block south of I-70. In the general vicinity are:

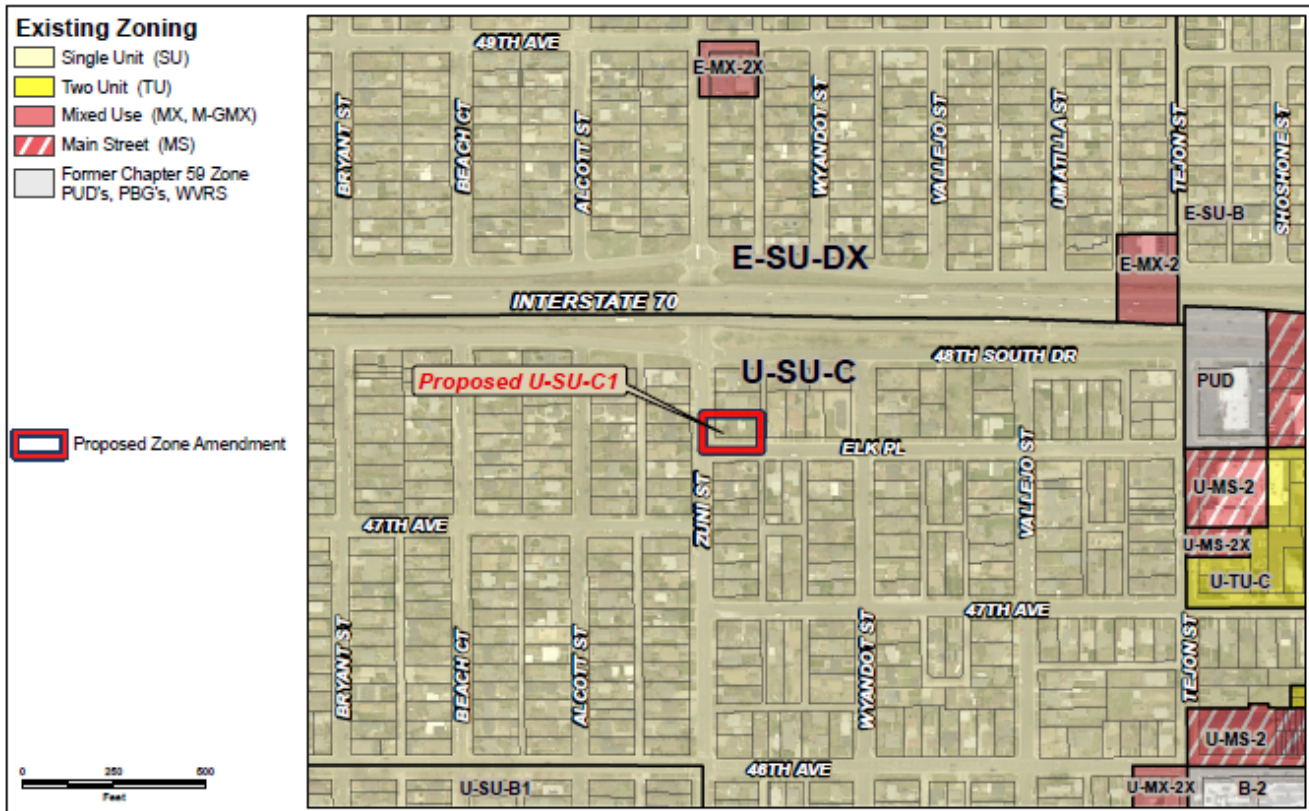
- Interstate 70 – 1 block north
- Pecos Park – 5 blocks to the east
- STRIVE Prep-Sunnyside Campus – 5 blocks east
- Beach Court Elementary School – 2 blocks north
- Zuni Park – 4 blocks north

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

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	U-SU-C	Single-unit Residential	1-story Residence	Block sizes and shapes are consistent and rectangular and shaped by a grid street pattern. Detached sidewalks with tree lawns and existing alleys. Garages and on-street vehicle parking.
North	U-SU-C	Single-unit Residential	1-story Residence	
South	U-SU-C	Single-unit Residential	1-story Residence	
East	U-SU-C	Single-unit Residential	1-story Residence	
West	U-SU-C	Single-Unit Residential	1-story Residence	

## 2. Existing Zoning

### Existing Zoning



Map Date: January 15, 2020

Urban (U) Neighborhood Context Zone District		Building Forms											
		Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront
Max Number of Primary Structures Per Zone Lot		1*	1*	1*	2	No Maximum							
Single Unit (SU)	U-SU-C		■										

■ = Allowed \*See Section 1.2.3.5 for exceptions

The U-SU-C zone district is a single-unit zone district allowing only the Urban House primary building form on a minimum 5,500 square feet zone lot. The maximum allowed height is 2.5 stories or 30 to 35 feet in the front 65% of the zone lot, 1 story and 17 feet in the rear 35% of the zone lot.

### 3. Existing Land Use Map

#### Existing Land Use



Map Date: January 15, 2020

Land Use Data Compiled 2018

**4. Existing Building Form and Scale**



Subject Property



Northern Property



Southern Property



Eastern Property



Western Property

**Proposed Zoning**

The U-SU-C1 is a single unit zoning district that allows only an Urban House primary building form on zone lots measuring at least 5,500 square feet. A variety of residential and civic land uses are allowed. For the Detached Accessory Dwelling Unit building form the maximum height is 1.5 stories or 24 feet. A bulk plane that raises 10 feet vertically from the side interior or side street zone lot line, then slopes 45° applies to the DADU building form. For this building form there is also an exemption from the 37.5% building coverage standard allowing the lesser of 50%, or 500 square feet. For zone lots 6,000 square feet or less the ADU building footprint may be a maximum of 650 square feet.

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

\*Based on subject property width of 50 feet

**Summary of City Agency Referral Comments**

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

**Assessor:** Approved – No Response.

**Asset Management:** Approved – No Response.

**Denver Public Schools:** Approved – No Response

**Development Services-Fire:** - Approved – No Response

**Development Services – Project Coordination:** Approved – No Comments

**Development Services - Transportation:** Approve – No Response.

**Development Services – Wastewater:** Approved - See comments below:

- DES Wastewater approves the subject zoning change. The applicant should note that redevelopment of this site may require additional engineering. Please note the rear 'alley' is considered private. Connection to the Denver public sanitary main to serve the ADU will be in West Elk Place. Redevelopment may also require other items such as conveyance of utility, construction, and maintenance easements. The extent of the required design, improvements and easements will be determined during the redevelopment process. Please note that no commitment for any new sewer service will be given prior to issuance of an approved SUDP from Development Services.

**Parks and Recreation:** Approved – No Comments

**Public Health and Environment:** Approved – See comments below:

- Notes. DDPHE concurs with this request and is not aware of environmental concerns that should be considered for the rezoning.
- General Notes: Most of Colorado is high risk for radon, a naturally occurring radioactive gas. Due to concern for potential radon gas intrusion into buildings, DDPHE suggests installation of a radon mitigation system in structures planned for human occupation or frequent use. It may be more cost effective to install a radon system during new construction rather than after construction is complete.
- If renovating or demolishing existing structures, there may be a concern of disturbing regulated materials that contain asbestos or lead-based paint. Materials containing asbestos or lead-based paint should be managed in accordance with applicable federal, state and local regulations.
- The Denver Air Pollution Control Ordinance (Chapter 4- Denver Revised Municipal Code) specifies that contractors shall take reasonable measures to prevent particulate matter from becoming airborne and to prevent the visible discharge of fugitive particulate emissions beyond the property on which the emissions originate. The measures taken must be effective in the control of fugitive particulate emissions at all times on the site, including periods of inactivity such as evenings, weekends, and holidays.
- Denver's Noise Ordinance (Chapter 36–Noise Control, Denver Revised Municipal Code) identifies allowable levels of noise. Properties undergoing Re-Zoning may change the acoustic environment but must maintain compliance with the Noise Ordinance. Compliance with the Noise Ordinance is based on the status of the receptor property (for example, adjacent Residential receptors), and not the status of the noise-generating property. Violations of the Noise Ordinance commonly result from, but are not limited to, the operation or improper placement of HV/AC units, generators, and loading docks. Construction noise is exempted from the Noise Ordinance during the following hours, 7am–9pm (Mon–Fri) and 8am–5pm (Sat & Sun). Variances for nighttime work are allowed, but the variance approval process requires 2 to 3 months. For variance requests or questions related to the Noise Ordinance, please contact Paul Riedesel, Denver Environmental Health (720-865-5410).
- Scope & Limitations: DDPHE performed a limited search for information known to DDPHE regarding environmental conditions at the subject site. This review was not intended to conform to ASTM standard practice for Phase I site assessments, nor was it designed to identify all potential environmental conditions. In addition, the review was not intended to assess environmental conditions for any potential right-of-way or easement conveyance process. The City and County of Denver provides no representations or warranties regarding the accuracy, reliability, or completeness of the information provided.



**Public Works – City Surveyor:** Approved - See comments below:

- A portion of the Northwest Quarter of Section 21, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado.  
 The South 61.73 feet of the West 125 feet of Lot 3, Block 6, North Highlands, City and County of Denver, State of Colorado.

Containing an area of 0.177 Acres, (7716 Square Feet), More or Less.

**Public Review Process**

	<b>Date</b>
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	<b>12/05/19</b>
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	<b>02/03/20</b>
Planning Board public hearing:	<b>02/19/20</b>
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	<b>02/10/20</b>
Land Use, Transportation and Infrastructure Committee of the City Council:	<b>03/03/20</b>
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	<b>03/22/20 (Tentative)</b>
City Council Public Hearing:	<b>04/13/20 (Tentative)</b>

- **Registered Neighborhood Organizations (RNOs)**
  - To date, staff has received no comment letters from Registered Neighborhood Organizations.
- **Other Public Comment**
  - To date, staff has received no other public comment letters.

## Criteria for Review / Staff Evaluation

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

### **DZC Section 12.4.10.7**

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

### **DZC Section 12.4.10.8**

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

## **1. Consistency with Adopted Plans**

The following adopted plans apply to this application:

- *Denver Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *Sunnyside Neighborhood Plan (1992)*
- *Housing an Inclusive Denver (2018)*

### ***Denver Comprehensive Plan 2040***

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

U-SU-C1 allows for an additional dwelling unit that is accessory to the primary single-family use and introduces a new housing type to a largely single-family neighborhood. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs than the single-family homes that are found in much of the Sunnyside neighborhood. The proposed U-SU-C1 zone district is therefore consistent with the Equitable, Affordable and Inclusive Goal 2 Strategy:

- 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).

Similarly, the proposed U-SU-C1 zoning would allow for a broader variety of uses housing choices at an intensity consistent with the surrounding neighborhood and it is therefore consistent with the following strategies in the Strong and Authentic Neighborhoods vision element:

- Strong and Authentic Neighborhoods Goal 1, Strategy B – “Ensure neighborhoods offer a mix of housing types and services for a diverse population” (p. 34).
- 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).

The development is proposed in an area where infrastructure and services are already in place and is therefore consistent with the following Environmentally Resilient Goal 8, Strategy:

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

### ***Blueprint Denver (2019)***

*Blueprint Denver* identifies the subject property as within the Urban Neighborhood Context, part of a Low Residential place type and on the Growth Strategy map within “All other areas of the city.”

Blueprint Denver 2019 also recommends specific actions on rezoning requests to enable accessory dwelling units. Land Use & Built Form: Housing Policy 4 states, “Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.” According to *Blueprint Denver*, “Accessory dwelling units (ADUs) can add variety to the housing stock in low density residential neighborhoods without significantly changing the existing character.” The following two strategies apply to this rezoning application:

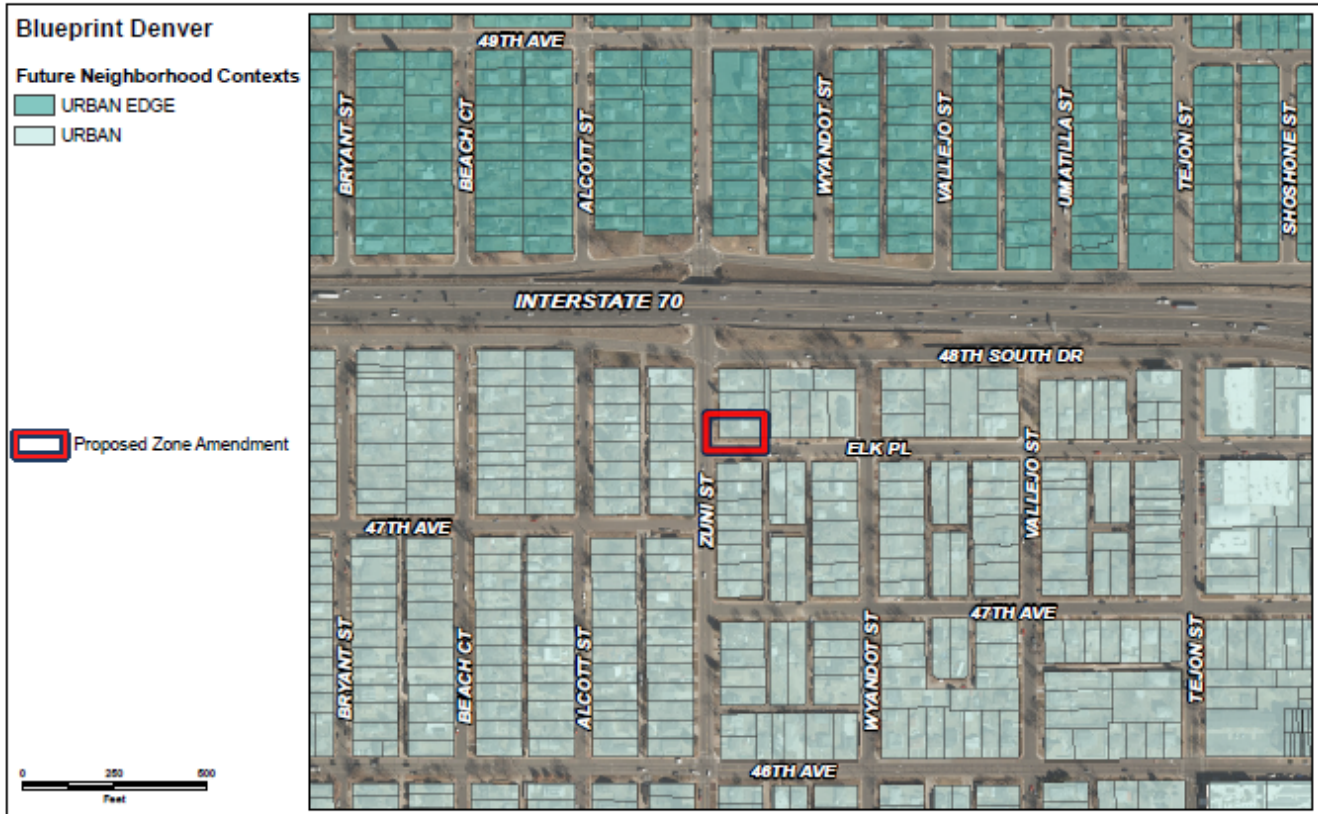
- 04.A. “Study and implement allowances for ADUs – including those attached and detached from the primary home – in all neighborhood contexts and residential zone districts”; and
- 04.E: “A citywide approach to enable ADUs is preferred. Until a holistic approach is in place individual rezonings to enable ADUs in all residential areas, especially where adjacent to transit, are appropriate. Unless there is a neighborhood plan supporting ADUs, rezonings should be small in area in order to minimize impacts to the surrounding residential area.” (p. 84).

The subject application is rezoning an individual zone lot to enable an ADU in a residential area, so it is small in area and consistent with this adopted plan direction.

### **Future Neighborhood Context**

*Blueprint Denver* 2019, as well as the Denver Zoning Code, are organized by neighborhood contexts. A context-based approach sets guidelines for character-compatible development. On the *Blueprint Denver* context map the subject property is within an Urban Neighborhood Context. These areas contain small multi-unit and mixed-use areas typically embedded in 1-unit and 2-unit residential areas, with regular block patterns (p. 136). The Urban context has a high degree of walkability with good access to transit.

## Blueprint Denver Future Neighborhood Contexts

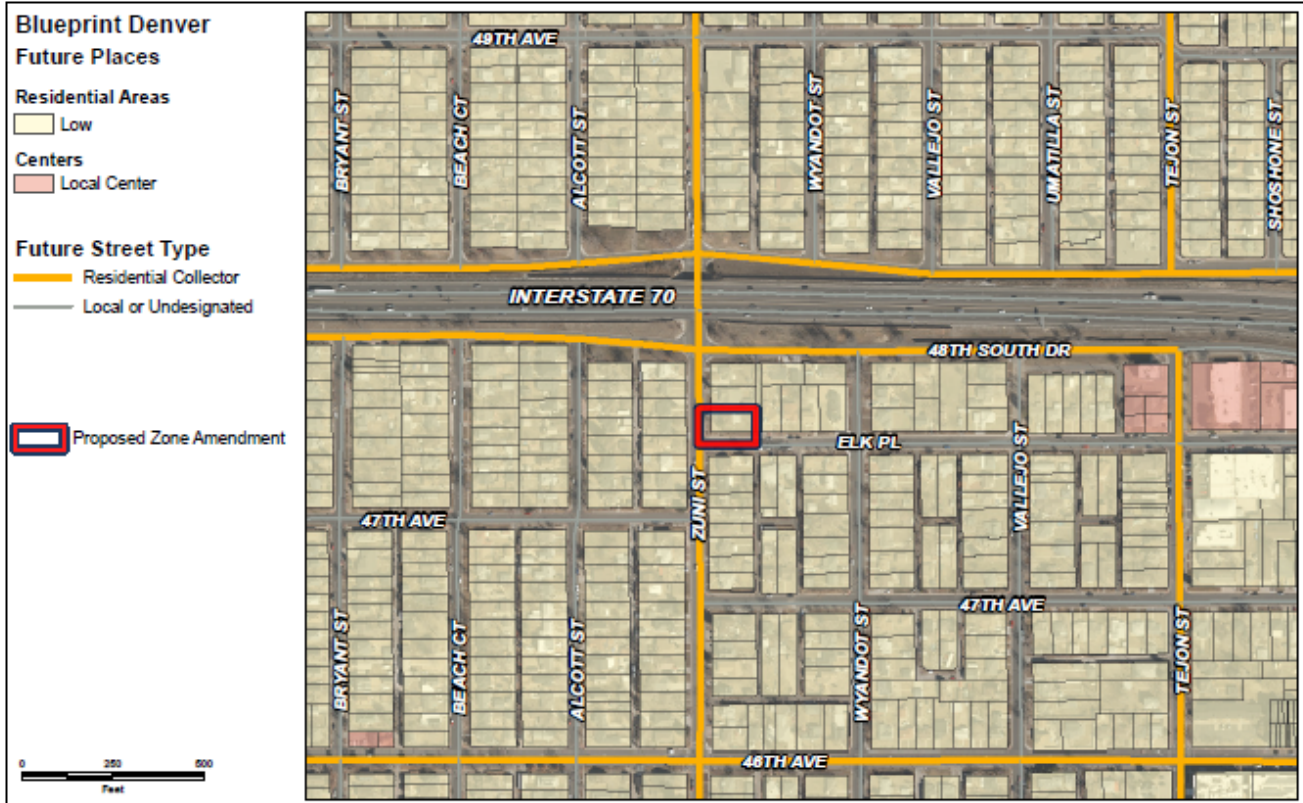


Map Date: January 15, 2020

The proposed U-SU-C1 zone district is an Urban zone district and is “intended to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context. The building form standards, design standards and uses work together to promote desirable residential areas. Lot sizes are consistent within an area and lot coverage is typically medium to high accommodating a consistent front and side yard. There are single-unit districts that allow accessory dwelling units in the rear yard, maintaining the single unit character at the street. These regulations are also intended to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment” (p. 5.2-1 & 2). The zoning standards within the U-SU-C1 zone district allow a low-scale accessory dwelling unit structure that will be compatible with the existing residential area, and consistent with the Blueprint Denver urban context.

**Future Places**

**Blueprint Denver Future Places and Streets**



Map Date: January 15, 2020

On the Blueprint Denver Future Places map the subject property is within a Low Residential future place. Per Blueprint Denver, “Future places are an organizational system that describes the desired character of an area. Future places work together to promote complete neighborhoods for the residents living within or near each of them. Each place expresses itself differently depending on which neighborhood context it is located within.” Residential areas have a predominantly residential land use but “are supported by a variety of embedded uses needed for a complete neighborhood including schools, recreation and nodes of commercial/retail uses” (p. 141). Per *Blueprint Denver* Low Residential areas in the Urban Context are “Predominately single- and two-unit uses on smaller lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible. Buildings are generally up to 2.5 stories. Vehicle access is typically from alleys” (p. 230). The U-SU-C1 zone district allows the Urban House building form with an accessory dwelling unit and a maximum height of 2.5 stories, or up to 30-35 feet, in the front 65% of the zone lot and 1 to 1.5 stories, or 17 to 24 feet in the rear 35% of the zone lot. These standards are in conformance with the residential low Urban place type.

**Street Types**

Blueprint Denver 2019 classifies Zuni Street as a Residential Collector street. *Blueprint Denver* states, “Collector streets are in between a local street and an arterial street; they collect movement from local streets and convey it to arterial streets” (p. 155). Residential Collector streets like Zuni Street have “Primarily residential uses, but may include schools, civic uses, parks, small retail nodes and other similar uses. Buildings on residential streets usually have a modest setback” (p. 160). The proposed U-SU-C1 district allows primarily residential and civic uses and includes modest primary street setbacks. Therefore, it is consistent with the Urban Residential Collector street type.

**Growth Strategy**

**Blueprint Denver Future Growth Strategy**



Map Date: January 15, 2020

The subject property is on the Growth Strategy map within “All other areas of the city.” These types of places are anticipated to see around 20% of new housing growth and 10% of new employment growth by 2040 (p. 51). “The remaining growth areas are smaller but still play a key role in meeting the diversity of new jobs and housing needed for our dynamic city. Higher intensity residential areas near downtown, mid-scale housing in innovation/flex districts and low-scale greenfield residential all contribute to Denver’s future housing stock. The remaining parts of Denver, mostly residential areas with embedded local centers and corridors, take a smaller amount of growth intended to strengthen the existing character of our neighborhoods” (p. 49). This site is located within the “remaining parts of

Denver.” The proposed map amendment to U-SU-C1 will allow low-intensity growth in a residential low place where it is in character with the existing area.

### **Sunnyside Neighborhood Plan 1992**

The Sunnyside Neighborhood Plan was adopted by City Council in 1992 and applies to the subject property. It identifies this area as residential. The goals of the plan refer to maintaining and stabilizing the residential character of Sunnyside while encouraging small scale shops and offices, particularly in the commercial zones along 44<sup>th</sup> avenue and Tejon Street, that will enhance and serve the neighborhood. It does not have any particular recommendations for the area where the subject property is located. But it says that the key to a safe and stable neighborhood will be in providing decent, affordable rental housing (p.46). Since the proposed zone district would continue to reinforce the residential character of the area it is consistent with the applicable recommendations of the Sunnyside Neighborhood Plan.

### **Housing an Inclusive Denver (2018)**

Adopted in 2018, the *Housing an Inclusive Denver* plan was not adopted as a supplement to the Comprehensive Plan but can be considered an “adopted plan” for this map amendment review criterion when relevant. The Plan includes citywide guidance for using Blueprint Denver to reduce regulatory barriers to development of accessory dwelling units; however, some of its recommendations can be applied to individual map amendments that propose allowing an accessory dwelling unit. In this case, the following plan goals are applicable:

**Legislative and Regulatory Priorities, 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.”*

**Attainable Homeownership, Recommendation 1:** *“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.”*

The proposed map amendment to U-SU-C1 is consistent with these *Housing an Inclusive Denver* recommendations because it will expand the availability and allow the development of an accessory dwelling unit at this location.

The proposed rezoning to U-SU-C1 of the subject property complies with these recommendations because the proposed addition of an accessory dwelling unit will add to the mix of residential housing types in the area, will add a low-scale development that is in character with the adjacent neighborhood and will conform with the neighborhood context, maximum building height and minimum zone lot size recommendations in the existing zoning.

## **2. Uniformity of District Regulations and Restrictions**

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

### 3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City by allowing a moderate level of reinvestment in the area consistent with the desired character and by implementing the city's adopted land use plans. The proposed rezoning would also facilitate increased housing density near a mix of uses and transit, which have been linked to increased physical activity,<sup>1</sup> decreased obesity,<sup>2</sup> and decreased driving.<sup>3</sup>

### 4. Justifying Circumstance

The application identifies the adoption of Blueprint Denver 2019 as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, *"Since the date of the approval of the existing zone district, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: Changed or changing conditions in a particular area, or in the city generally; or a city adopted plan; or that the city adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning."*

The adoption of *Blueprint Denver 2019*, which specifically recommends the city diversify housing choice through the expansion of accessory dwelling units throughout all residential areas, justifies the rezoning request. Changed conditions is an appropriate justifying circumstance for the proposed rezoning.

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

The zoning standards in the proposed zone district are based upon the Urban Neighborhood context (DZC Division 5.1). This context is characterized by single-unit and two-unit uses. Small-scale multi-unit and commercial areas are embedded in residential areas. Single-unit structures in the zone district are the Urban House form, and multi-unit building forms in the context typically include the row house form embedded with other residential form types. The character of surrounding area and the recommended neighborhood context both make the proposed rezoning to U-SU-C1 consistent with the neighborhood context description.

The Urban residential zone districts are *"intended to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context"* (DZC Section 5.2.2.1.A). *"The building form standards, design standards and uses work together to promote desirable residential areas. The standards of the single unit districts accommodate the pattern of one to two and a half story urban house forms where the narrow part of the building orients to the street and access is from alley loaded garages. Lot sizes are generally consistent within the area and lot coverage is typically medium to high accommodating a consistent front and side yard. There are districts that allow accessory dwelling units in the rear yard, maintaining the single unit character at the street"* (DZC Section 5.2.2.1.B). *"These regulations are also intended to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment"* (DZC Section 5.2.2.1.D). The application to rezone to U-SU-C1 in this

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<sup>1</sup> Ewing, R., and R. Cervero. 2010. "Travel and the Built Environment: A Meta-Analysis." *Journal of the American Planning Association* 76 (3): 265-94

<sup>2</sup> Ewing, R., T. Schmid, R. Killingsworth, A. Zlot, and S. Raudenbush. 2003. "Relationship between Urban Sprawl and Physical Activity, Obesity, and Morbidity." *American Journal of Health Promotion* 18: 47-57.

<sup>3</sup> Frumkin, Frank, and Jackson 2004; Fran et al. 2006; Ewing et al. 2008; Stone 2008.



location is consistent with the above general purpose statement because the rezoning allows lower scale single-unit and accessory dwelling units and building form standards consistent with the desired development pattern of the area.

The specific intent of the U-SU-C1 zone district is as follows, "U-SU-C1 is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 5,500 square feet. Blocks typically have a pattern of 50 foot wide lots. This district requires the shallowest setbacks and allows the highest lot coverage in the Urban Neighborhood Context. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-C but allowing a detached accessory dwelling unit building form in the rear yard" (DZC Section 5.2.2.2.B). The subject lot is in an area where urban houses exist and are permitted with a typical lot pattern of lots at least 50 feet wide. The adopted plan direction recommends allowing detached accessory dwelling units. Therefore rezoning this site would be consistent with the specific intent of the zone district.

### **Attachments**

1. Application
2. Legal Description

## 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 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:			



# REZONING GUIDE

Rezoning Application Page 2 of 3

## 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><b>Justifying Circumstances - One of the following circumstances exists:</b></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:

- 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:



**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)
<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
<i>Matthew Fadel and Jessica Kurevicius</i>	<i>4750 Zuni St. Denver, CO 80211 Mattfadel@gmail</i>	<i>100%</i>	<i>[Signature]</i> <i>J. Kurevicius</i>	<i>11/5/19</i>	<i>A</i>	<i>Yes</i>

Last updated: May 24, 2018

Return completed form to rezoning@denvergov.org

201 W. Colfax Ave., Dept. 205  
 Denver, CO 80202  
 720-865-2974 • rezoning@denvergov.org

November 7, 2019

We would like to rezone our property from U-SU-C to U-SU-C1 to allow for an ADU on our site.

We would like Desibl Studio to act on our behalf through the zone lot amendment process.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Fadel", written over the word "Sincerely,".

Matt Fadel

# 4750 N ZUNI ST

<b>Owner</b>	FADEL, MATTHEW W KUNEVICIUS, JESSICA M 4750 ZUNI ST DENVER, CO 80211-1268
<b>Schedule Number</b>	02212-06-006-000
<b>Legal Description</b>	N HIGHLANDS B6 S 61.73FT OF W 125FT OF L3
<b>Property Type</b>	RESIDENTIAL
<b>Tax District</b>	DENV

## Print Summary

Property Description			
<b>Style:</b>	ONE-STORY	<b>Building Sqr. Foot:</b>	985
<b>Bedrooms:</b>	3	<b>Baths Full/Half:</b>	2/0
<b>Effective Year Built:</b>	1948	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	7,720	<b>Zoned As:</b>	U-SU-C

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

Current Year				
	Actual	Assessed	Exempt	
Land		\$291,800	\$20,860	\$0
Improvements		\$42,500	\$3,040	
Total		\$334,300	\$23,900	

Prior Year				
	Actual	Assessed	Exempt	
Land		\$255,300	\$18,380	\$0
Improvements		\$19,200	\$1,380	
Total		\$274,500	\$19,760	

### 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	2/27/2019	6/13/2019	
Original Tax Levy	\$764.37	\$764.36	\$1,528.73
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$764.37	\$764.36	\$1,528.73
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	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: **\$1,524.16**

### Assessed Value for the current tax year

Assessed Land	\$18,380.00	Assessed Improvements	\$1,380.00
Exemption	\$0.00	Total Assessed Value	\$19,760.00

Property Address: 4750 Zuni Street Denver, CO

A portion of the northwest quarter of Section 21, Township 3 south, Range 68 west of the 6<sup>th</sup> Prime Meridian, City and County of Denver, State of Colorado

South 61.73 feet of the West 125.00 feet of Lot 3, Block 6, North Highlands, City and County of Denver, State of Colorado



January 11, 2020

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To

Senior City Planner:  
 Scott Robinson  
[scott.robinson@denvergov.org](mailto:scott.robinson@denvergov.org)

Case # 2019I-00115  
 4750 N Zuni Street, Sunnyside Neighborhood

Scott:

Thank you for your comments and thorough analysis.

Please see responses to recommended changes/additional analysis below in **red**:

Please also see previous analysis in **green**:

*Community Planning and Development:*

*Rezoning review criteria analysis:*

a. *Consistency with adopted plans: please provide analysis of how the proposed rezoning is consistent with the cited policies and recommendations from the plans. For Blueprint Denver, please also include analysis of the future street types and growth strategy recommendations.*

- *Comprehensive Plan 2040...Vision Elements... Equitable, Affordable and Inclusive...page 18*

[https://www.denvergov.org/content/dam/denvergov/Portals/Denveright/documents/comp-plan/Denver Comprehensive Plan 2040.pdf](https://www.denvergov.org/content/dam/denvergov/Portals/Denveright/documents/comp-plan/Denver%20Comprehensive%20Plan%202040.pdf)

*In 2040...Denver is an equitable, inclusive community with a high quality of life for all residents, regardless of income level, race, ethnicity, gender, ability or age.*

*Goals...*

*1.1: Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.*

*1.2: Support housing as a continuum to serve residents across a range of incomes, ages and needs.*

*1.3: Develop housing that is affordable to residents of all income levels.*

*1.4: Preserve existing affordable housing*

*1.5: Reduce the involuntary displacement of residents and businesses.*

*1.6: Integrate equity considerations into city policies, processes and plans.*

*1.7: Make neighborhoods accessible to people of all ages and abilities.*

*1.8: Increase housing options for Denver's most vulnerable populations.*

*1.9: Improve equitable access to quality education and lifelong learning opportunities.*

- *Blueprint Denver: A Land Use and Transportation Plan*

[https://www.denvergov.org/media/denvergov/cpd/blueprintdenver/Blueprint\\_Denver.pdf](https://www.denvergov.org/media/denvergov/cpd/blueprintdenver/Blueprint_Denver.pdf)

3325 Brighton Blvd    [desiblstudio.com](http://desiblstudio.com)  
 Denver CO 80216    [info@desiblstudio.com](mailto:info@desiblstudio.com)

desibl

- 4750 N Zuni Street has an Urban Future Neighborhood Context (page 139). The Urban Land Use & Built Form is described as: *Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas. Block patterns are generally regular with a mix of alley access. Buildings are lower scale and closer to the street (page 137).*
- 4750 N Zuni Street has a Low – Residential Area Future Places Concept (page 143) which is described as: *Predominantly one-and two-unit, though many areas are mostly one-unit. Includes Accessory Dwelling Units. In some contexts, some higher-intensity residential uses may be mixed throughout. Neighborhood-serving retail may be found in some key locations. Buildings are predominantly low-scale houses and duplexes. Setbacks and lot coverage vary across neighborhood contexts. (page 149).*
- *Land Use and Built Form: Housing (page 85)*
  - *Recommendation Policy 4: Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. GOALS: 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 important to understand impacts in areas vulnerable to displacement*
    - *A. Study and implement allowances for ADUs—including those attached and detached from the primary home— in all neighborhood contexts and residential zone districts. Use an inclusive community input process to respond to unique considerations in different parts of the city.*
    - *B. Identify strategies to prevent involuntary displacement —especially in areas that score high for Vulnerability to Displacement —in conjunction with expanding the allowance for ADUs.*
    - *C. Study and implement a citywide program to expand access to ADUs as a wealth-building tool for low- and moderate-income homeowners.*
    - *D. Study and implement incentives or requirements for income-restricted ADUs, so they are more likely to provide affordable housing options, and tools to encourage the use of ADUs for long-term housing options, rather than short term rentals.*
    - *E. Study and implement incentives or requirements for income-restricted ADUs, so they are more likely to provide affordable housing options, and tools to encourage the use of ADUs for long-term housing options, rather than short term rentals.*
  - *Recommendation Policy 5: Remove barriers to constructing accessory dwelling units and create context-sensitive form standards, GOALS: 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. There are opportunities to remove barriers—especially since the cost of constructing a detached ADU is high—and to better calibrate form standards for detached ADUs by neighborhood context.*
    - *A. Evaluate existing barriers to ADU permitting and construction and revise codes and/or fees to remove or lessen barriers for homeowners. Consider programs and*

*resources to help reduce barriers to ADUs for homeowners, especially in neighborhoods that score high in Reducing Vulnerability to Displacement.*

- *B. Revise the zoning code to allow ADUs as accessory to more uses than only single-unit homes.*
- *C. Revise detached ADU form standards to be more context-sensitive, including standards for height, mass and setbacks.*
- *D. Establish context-specific patterns or templates to facilitate the approval process of detached ADUs.*

- *Sunnyside Neighborhood Plan...Housing, page 46*

[https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/planning/Plans/Sunnyside\\_Neighborhood\\_Plan.pdf](https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/planning/Plans/Sunnyside_Neighborhood_Plan.pdf)

*The key to a safe and stable neighborhood will be in providing decent, affordable rental housing.*

- *Housing an Inclusive Denver: Setting Housing Policy, Strategy & Investment Priorities (2018-2023)...Section 4. Legislative and Regulatory Strategies...Recommendation 2: Expand and strengthen land use regulations for affordable and mixed-income housing...page 47...*

[https://www.denvergov.org/content/dam/denvergov/Portals/690/Housing/HousingInclusiveDenver\\_FINAL\\_020918.pdf](https://www.denvergov.org/content/dam/denvergov/Portals/690/Housing/HousingInclusiveDenver_FINAL_020918.pdf)

*During the public engagement process for this plan, stakeholders shared their ideas about ways that the City could strengthen land-use regulations to both support affordable housing projects and more broadly increase diversity of housing types throughout Denver. These ideas focused around three key areas that could be supported in “Blueprint” Denver, the City’s long-range land-use and transportation plan and part of Denveright: 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, including density as a tool to increase housing supply and introduce affordability; and 3) creating a package of development incentives that support affordable housing projects and promote the development of more mixed-income projects citywide.*

*3 goals of the Comprehensive Plan 2040...Vision Elements... Equitable, Affordable and Inclusive...page 18 specifically in line with the ADU proposal are as follows:*

- *Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.*
- *Reduce the involuntary displacement of residents and businesses.*
- *Make neighborhoods accessible to people of all ages and abilities.*

*The proposed ADU will provide a safe, convenient and affordable residence to a resident, regardless of income level, race, ethnicity, gender, ability, or age. The income from the ADU will reduce the potential involuntary displacement of current residents.*

*The proposed single-unit, low-scale ADU is in line with the Urban Future Neighborhood Context and the Residential Area Future Places Concept of Blueprint Denver.*

*The ADU is directly in line with the Land Use and Built Form: Housing goal to diversify the housing options to allow for accessory dwelling units throughout residential neighborhoods because it adds variety to the housing stock in low density residential neighborhoods without changing the existing character. The proposed accessory dwelling unit is approximately the*

size of a garage (allowed), the roof material and exterior veneer will visually complement the existing Urban House on the lot using similar materials, colors, and roof form. The clients will support the goal for long-term housing options for a future care-giver of the current resident.

The streetscape along W Elk Place will be improved upon and maintained to be in line with the growth strategy recommendations of Blueprint Denver. The sidewalk to be used by pedestrians and bicyclists will be maintained. The site triangle will be provided at the alley to ensure the safety of motorists, bicyclists, and pedestrians. This location is also a minute walk to a bus stop located at Zuni and 47th Ave, which allows a resident of the proposed ADU increased transportation flexibility. This supports the adopted plans income level range as well as the general welfare of the City by promoting public transportation.

**b. Uniformity of District Regulations and Restrictions: Please address this criterion.**

The proposed accessory dwelling unit is in conformance with the District Regulations and Restrictions of the Denver Zoning Code:

- Urban house lot coverage for greater than 40' and less than 75' width: 37.5% (conforming)
  - lot area: 7716.25' sf (61.73' x 125' per survey dated 5-15-19)
  - existing urban house: 1292.98 sf (per survey dated 5-15-19)
  - proposed accessory dwelling unit: 495.0625 sf (22'-3" x 22'-3") (less than 10% of zone lot area requirement per detached accessory structure design element)
  - total lot coverage: 1788.0425 sf (23.17% of lot)
- detached accessory dwelling unit located in rear 35% of zone lot depth (conforming)
- setbacks (conforming):
  - 5' side street
  - 5' side interior
  - 5' rear alley
- 1 story max (conforming)
- 15' maximum height (conforming)
- 10' max height at side and street zone lot lines and 45-degree bulk plane slope from side and street zone lot lines (conforming)
- vehicle access from alley (conforming)
  - required parking space shall have a width of 8.5' and length of 17.5'

**c. Public Health, Safety, and General Welfare: Please address this criterion.**

The proposed official map amendment furthers the public health, safety, and general welfare of the City by providing decent, affordable housing promoting a safe and stable neighborhood. The proposed ADU is a tool for affordability to stabilize the current residents' risk of displacement. The current resident had an injury robbing her of functioning skills required to run her business, please see letter from residents for elaboration on this topic. The ADU will help to provide additional income to help support her daily therapies and allow a place for family to stay to also help with daily activities. The ADU also promotes a diversity of residential development types, which is in line with the general welfare of the City. These items are backed up in *Housing an Inclusive Denver: Setting Housing Policy, Strategy & Investment Priorities (2018-2023)...*Section 4. Legislative and Regulatory Strategies...Recommendation 2: Expand and strengthen land use regulations for affordable and mixed-income housing...page 47 ...and *Sunnyside Neighborhood Plan...Housing, page 46*

- d. *Justifying Circumstances: Please provide more analysis of how the new plans justify the proposed rezoning. Also, if there are changed conditions in the neighborhood, consider describing those to further justify the rezoning.*

Since the date of approval of the existing zone district, there has been a change with the current residents, which justifies that the rezoning is in the public interest to avoid involuntary resident displacement. Allowing the detached accessory structure to be a dwelling unit is in line with the goal of Recommendation Policy 4 of Blueprint Denver's Land Use and Built Form for Housing: to allow for accessory dwelling units through all residential areas throughout the city. Allowing the context-sensitive, code-conforming detached structure to be a dwelling unit is in line with Recommendation Policy 5 for removing barriers to constructing accessory dwelling units. This policy also suggests to evaluate existing barriers to ADU permitting and construction and to consider programs and resources to reduce barriers to ADUs for homeowners. These policies are directly in support of the proposed accessory dwelling unit (see attached site plan and elevations). Since the ADU is to be built to match the existing house on the lot, it would be a seamless fit into the integrity of the street.

- e. *Consistency with Neighborhood Context and Zone District Purpose and Intent: Please describe how the proposed rezoning would be consistent with the Urban Neighborhood Context Description in Division 5.1 of the DZC and the purpose and intent of the U-SU-1 zone district in Section 5.2.2 of the DZC.*

*DZC 5.1 Neighborhood Context Description*

*5.1.1 General Character: The Urban Neighborhood Context is primarily characterized by single-unit and two-unit residential uses.*

- Proposed rezoning is consistent with the single-unit residential use per building form
- 5.1.4 Building Height: The Urban Neighborhood Context is characterized by low scale buildings...*
- Proposed rezoning is consistent with the building height of a low-scale building by having the 15' maximum height of the proposed single story with hipped roof below the allowed bulk plane.

*5.2.2.2 Specific Intent: H. Single Unit C1 (U-SU-C1): U-SU-C1 is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 5,500 sf. Blocks typically have a consistent pattern of 50' wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-C but allowing a detached accessory dwelling unit building form in the rear yard.*

- Proposed rezoning is consistent with the 5500 sf minimum lot with existing 7716 sf lot and minimum lot width of 50' with existing 61.73' lot width. It is also consistent with the existing urban house and proposed accessory dwelling unit. The proposed accessory dwelling unit is within the setbacks and in the rear yard.

- f. *For examples of how to address the rezoning criteria, see other complete applications here: <https://www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/proposed-rezonings.html>*

*Note that this application is listed on the above site as a complete application.*

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 see letter from owner below describing how their need for an ADU arose after the purchase of their property.

Matthew Fadel and Jessica Kunevicius  
4750 Zuni St.  
Denver, Colorado  
80211

Sunnyside Neighborhood Association,

*I write to you with a modern request. My wife Jessica and I hope to build a small dwelling in our backyard. Part of Sunnyside is zoned to accommodate accessory dwelling units but unfortunately, we live in the part that is not. Denver is strikingly short on affordable housing options in the metro area and we would eventually rent the carriage house to a long term tenant, but for the immediate future, we'd use it for a very particular reason.*

*In March of 2017, my wife suffered a sudden cardiac arrest resulting in anoxic brain injury. She nearly died, fell into a coma, miraculously woke-up, and spent three months at the amazing Craig Hospital in Englewood.*

*For ten years before her injury, Jessica was a successful immigration attorney specializing in deportation defense, marriage, and asylum cases. She worked tirelessly in this extremely stressful vocation for hundreds of now-grateful green card holders. The injury robbed her of the executive functioning skills necessary to keep her practice open so she therefore made the heartbreaking decision to close her business. She now receives disability benefits from the government and coupled with my public school teaching salary, we get by just fine and are able to afford her still-necessary daily therapies and monthly medical care expenses. She will continue to rehabilitate and improve for several years to come as most cases of recovery from anoxic brain injury last nearly a decade. It's like being born all over again and having to learn everything anew; tying shoelaces, walking a flight of steps, using a knife and fork. She has recovered many skills, but still requires almost constant caretaking as balance, perception, vision, cognition, and fatigue are all common symptoms not only of the injury itself, but also common side-effects of the anti-seizure medications she's been prescribed. We have an amazing group of friends who chip in days to spend with Jessica while I teach. My sister-in-law, Olivia, who is a real estate agent in Denver practically lives with us.*

*Our house is on the smaller side, two bedrooms and maybe 1100 square feet. We have more-frequent-than-ever visits from friends and family who come to spend time with Jessica and to take some of the caretaking off mine and Olivia's plate while we try to juggle our own work schedules and advance in our careers. When people do come to town, our house shrinks incredibly. We hope to use the ADU as a place for our visitors own while they stay so that we all may be more comfortable with longer stays. We have not yet needed in-home nursing care as we have Jessica well covered, but as our friends eventually become less available, it is a responsible consideration for the future. We may not have the money to pay a nurse a full salary, but, hypothetically, once the ADU is built, we would be able to offer a more attractive package that includes room and board. If Jessica recovers to the point of near independence, we would rent out the ADU as a home*

*business for Jessica. I imagine a Regis professor or older student might leap from their still-moving car to score a newly built one-bedroom abode for rent well below the neighborhood norm. I must admit that we, like the city, have zero interest in Airbnb as that would require a daily cleaning and bookkeeping hustle which is impossible for Jessica in her current condition. But a year-long lease renter, paying just over a thousand bucks a month would not only pay for the construction costs in short order, but become a source of additional income for our family and a stay-at-home business for Jessica. We anticipate reinvesting any future income from the ADU into additional home and landscape improvements further increasing the attractiveness of our lot and greater-neighborhood. We want to live here for a long time.*

*Denver has been trying for years to create affordable housing opportunities and we feel like this request would be in line with the intentions of city planners who are grasping at ways to encourage modern micro-development. I hope that you might endorse our necessary zoning variance application with a letter of Sunny support to the city. I am happy to answer any additional questions you may have and would certainly be open to sharing our design for the ADU to quell any sore-thumb imagery. We have plans for an ADU that is perfectly matched to our faux-adobe, stucco bungalow, almost appearing from the street to be an addition, albeit detached. We do not have a garage and the amount of space the unit would occupy would be consistent with our neighbor's garage and be in a compatible portion of our lot to theirs. We enjoy a fantastic relationship with the Cordero family next door. Thank you for your considerate attention to this request and we'll look forward to seeing you at the Music Festival next month.*

*Your Neighbors,*

*Matthew Fadel and Jessica Kunevicius*

Property Address: 4750 Zuni Street Denver, CO

A portion of the Northwest Quarter of Section 21, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado.

The South 61.73 feet of the West 125 feet of Lot 3, Block 6, North Highlands, City and County of Denver, State of Colorado.

Containing an area of 0.177 Acres, (7716 Square Feet), More or Less.