



# REZONING GUIDE

## Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Jesse Gross	Representative Name	Grant Manka
Address	2567 Albion Street	Address	925 Monaco Parkway
City, State, Zip	Denver, CO 80207	City, State, Zip	Denver, CO 80220
Telephone	816-665-5377	Telephone	720-470-6867
Email	jessegfunk@gmail.com	Email	grant@mankadesignbuild.com
*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 (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):	2567 Albion Street		
Assessor's Parcel Numbers:	01312-08-016-000		
Area in Acres or Square Feet:	5950		
Current Zone District(s):	U-SU-C		
PROPOSAL			
Proposed Zone District:	U-SU-C1		
PRE-APPLICATION INFORMATION			
Did you have a pre-application meeting with Development Services Residential Team?	<input checked="" type="checkbox"/> Yes - if yes, state the meeting date <u>7/20/20</u> <input type="checkbox"/> No - if no, describe why not		
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> Yes - if yes, state date and method <u>7/22/20, email</u> <input type="checkbox"/> No - if no, describe why not (in outreach attachment)		

**REVIEW CRITERIA - AFFIRM THE PROPOSED ADU REZONING COMPLIES WITH THE CRITERIA BELOW BY CHECKING THE BOX NEXT TO EACH CRITERION**

General Review Criteria: The proposal must comply with all of the general review criteria.  
(Check box to the right to affirm)  
DZC Sec. 12.4.10.7

**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.**

**Denver Comprehensive Plan 2040**  
The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:

- **Goal 2, Strategy A. Equitable, Affordable and Inclusive** – "Create a greater mix of housing options in every neighborhood for all individuals and families" (p. 28). The proposed zone district allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit neighborhoods.
- **Goal 8, Strategy A. Environmentally Resilient** - "Promote infill development where infrastructure and services are already in place" (p. 54). The proposed map amendment will allow an additional housing unit on the site of an existing home where infrastructure and services such as water, stormwater, and streets already exist. This allows Denver to grow responsibly and promotes land conservation.

**Blueprint Denver**  
The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and strategies in *Blueprint Denver*, including:

- **Policy 4, Strategy E - Diversify housing choice** through the expansion of accessory dwelling units throughout all residential areas.

**Neighborhood/ Small Area Plan (list all, if applicable):** Park Hill Neighborhood Plan

**Housing an Inclusive Denver**  
The proposed map amendment is consistent with *Housing an Inclusive Denver*, including:  
**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" (p. 14).

General Review Criteria: The proposal must comply with all of the general review criteria.  
(Check boxes to affirm)  
DZC Sec. 12.4.10.7

**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.**

The proposed map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted plan, including *Blueprint Denver* which recommends "the expansion of accessory dwelling units throughout all residential areas" (*Blueprint Denver*, p. 84).

<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria.</p> <p>(Check boxes to affirm.)</p> <p>DZC Sec. 12.4.10.8</p>	<p><input checked="" type="checkbox"/> <b>Justifying Circumstances - One of the following circumstances exists: Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</b></p> <p style="margin-left: 40px;"><b>a. Changed or changing conditions in a particular area, or in the city generally; or,</b></p> <p style="margin-left: 40px;"><b>b. A City adopted plan; or</b></p> <p style="margin-left: 40px;"><b>c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</b></p> <p>The proposed map amendment application identifies the adoption of <i>Blueprint Denver</i> as the Justifying Circumstance. As discussed above, <i>Blueprint Denver</i> specifically recommends the city diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. The plan was adopted after the date of approval of the existing zone districts. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.</p> <p><input checked="" type="checkbox"/> <b>The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</b></p> <p>The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed <u>U-SU-C1</u> Zone District.</p>
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### REQUIRED ATTACHMENTS

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

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

### ADDITIONAL ATTACHMENTS (IF APPLICABLE)

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

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

Please list any other additional attachments:

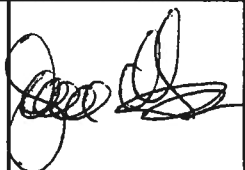
Several of the above attachments are combined in to one Word attachment.



# REZONING GUIDE

## PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
Jesse Gross	2567 Albion St. Denver CO 80207 (816) 665-5377 jessegfunk@gmail.com	100%		7/22/20	(B)	YES

**2567 Albion, Written narrative explaining the project (the following was written by Jesse Gross):**

- This memorandum is to inform you that I plan to submit an application for rezoning my property at 2567 Albion Street, from U-SU-C to U-SU-C1. The intent of this rezoning application is to build an ADU at the back of the property. My wife (age 45) died suddenly from a catastrophic brain stem bleed in June. I am now raising my daughter (age 6) by myself. I work full-time as an oncology nurse (an essential worker) at National Jewish Hospital. Paying the amount that would be needed to have live-in help with raising my daughter would create a financial hardship that I'm unable to manage. Additionally, for my daughter's sake, I would like to have help from family but I have no family in Colorado. My mother is retired and able to move to Denver, but would need to sell her home and relocate from Kansas City. Building an ADU on my property would be the ideal solution, but we need to have the property rezoned.
- It is my understanding that the request for rezoning is consistent with the 2010 City Adopted Comprehensive plan and goals outlined in the document Housing an Inclusive Denver 2018-2023 of:
  - Streamlining and facilitating the development of accessory dwelling units as a tool for affordability and to stabilize residents at risk of displacement, and;
  - Promoting a diversity of residential development types throughout Denver neighborhoods, including density as a tool to increase housing supply and introduce affordability.
  - Additionally it appears consistent with the Park Hill Neighborhood Plan (2000) that states the goal (#123) of "creating and maintaining a mix of housing types that are attractive and affordable to a diversity of ages, incomes, household types, sizes and cultural backgrounds."
- I would greatly appreciate your support of the rezoning application as it is the best solution for my daughter and I in this very difficult time. If you have any questions, please do not hesitate to contact me at: 816-665-5377. Thank you in advance for your support. Jesse Gross.

**2567 Albion, Narrative describing outreach to City Council office(s), RNOs and surrounding neighbors:**

- Registered Neighborhood Organizations the “written narrative explaining project” was emailed to on 7/22/20:
  - Inter-Neighborhood Cooperation (INC)
  - Opportunity Corridor Coalition of United Residents
  - City Park Friends and Neighbors (CPFAN)
  - Denver Arts and Culture Initiative
  - Northeast Denver Friends and Neighbors (NEDFANS)
  - Greater Park Hill Community, Inc
  - The Points Historical Redevelopment Corp
- City Council Member the “written narrative explaining project” was emailed to on 7/22/20:
  - Chris Herndon (City Councilman for District 8)
- Outreach to surrounding neighbors (the following was written by Jesse):
  - 7/22/20 *“I have already talked to my immediate neighbors on either side and will be reaching out to the rest of them that live within 200ft of me. Everyone on my block is aware of what happened with my wife as there was a candlelight vigil held in her honor that was organized by the block. We are fortunate to live on a very tight knit block with pre-COVID block parties and multiple inclusive holiday gatherings throughout the year.”*
  - 7/23/20 *“I have notified all of my neighbors. FYI.”*



05/19/2015 01:30 PM  
City & County of Denver  
Electronically Recorded

R \$11.00

WD

D \$44.00

**WARRANTY DEED**

State Doc Fee: \$44.00  
Recording Fee: \$11.00

THIS DEED is dated the 14th day of May, 2015, and is made between

Jeffrey Ryan

(whether one, or more than one), the "Grantor" of the County of DENVER and State of COLORADO and

Jesse Loren Gross and Ngoc-Bich Thi Vo

(whether one, or more than one), the "Grantee", whose legal address is 2567 Albion Street, Denver, CO 80207 of the City and County of Denver and State of Colorado.

**WITNESS**, that the Grantor, for and in consideration of the sum of **Four Hundred Forty Thousand Dollars and No Cents ( \$440,000.00 )**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the City and County of Denver and State of Colorado described as follows:

Lots 39 and 40, except the rear 6 feet of said Lots, Block 1,  
PARK HILL,  
City and County of Denver, State of Colorado  
also known by street address as: 2567 Albion Street, Denver, CO 80207

**TOGETHER** with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

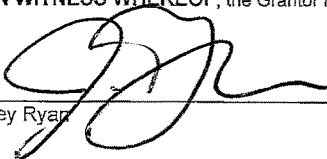
**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the Grantees, and the Grantees' heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the ensembling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to:

2015 taxes and all subsequent years, restrictions, reservations, covenants, easements and rights-of-way of record, if any.

And the Grantor shall and will **WARRANT THE TITLE AND DEFEND** the above described premises, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

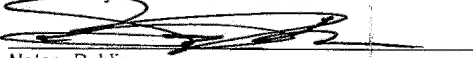
**IN WITNESS WHEREOF**, the Grantor has executed this deed on the date set forth above.

  
\_\_\_\_\_  
Jeffrey Ryan

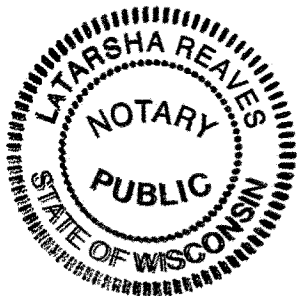
State of Colorado  
County of Denver

The foregoing instrument was acknowledged before me this 14th day of May, 2015 by Jeffrey Ryan.

Witness my hand and official seal.



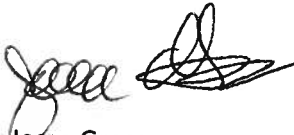
Notary Public  
My commission expires: March 27, 2019



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To Whom it May Concern,

I hereby authorize Grant Manka of Manka Design Build to work on my behalf in the process of getting an Accessory Dwelling Unit approved for my property at 2567 Albion St, Denver CO 80207 through the city of Denver Colorado.

A handwritten signature in black ink, appearing to read "Jesse Gross", with a stylized flourish at the end.

Jesse Gross

7/22/2020