

## 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 type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION                                       |  |
| Property Owner Name   | GAVIN BELDT  | Representative Name  |  |
| Address   | 3178 S. DAYTON CT.   | Address  |  |
| City, State, Zip  | DENVER, CO, 80231  | City, State, Zip   |  |
| Telephone   | 720-201-6378   | Telephone  |  |
| Email   | GBELDT10X@GMAIL.COM  | Email  |  |
| *All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4. |  | **Property owner shall provide a written letter authorizing the representative to act on his/her behalf. |  |
| SUBJECT PROPERTY INFORMATION  |  |  |  |
| Location (address):   | 3178 S. DAYTON CT. DENVER, CO 80231  |  |  |
| Assessor's Parcel Numbers:  | 06344-08-001-000   |  |  |
| Area in Acres or Square Feet:   | 11,900 SQFT  |  |  |
| Current Zone District(s):   | S-SU-F   |  |  |
| PROPOSAL  |  |  |  |
| Proposed Zone District:   | S-SU-F WITH WAIVERS  |  |  |
| PRE-APPLICATION INFORMATION   |  |  |  |
| Did you have a pre-application meeting with Development Services Residential Team?  | <input checked="" type="checkbox"/> <b>Yes - if yes, state the meeting date</b> <u>8/4/2021</u><br><input type="checkbox"/> <b>No - if no, describe why not</b> _____                          |  |  |
| Did you contact the City Council District Office regarding this application?  | <input checked="" type="checkbox"/> <b>Yes - if yes, state date and method</b> <u>8/21/2021</u><br><input type="checkbox"/> <b>No - if no, describe why not (in outreach attachment)</b> _____ |  |  |

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

|   |  |
|---|--|
| <p>General Review Criteria: The proposal must comply with all of the general review criteria.<br/>(Check box to the right to affirm)<br/>DZC Sec. 12.4.10.7</p> | <p><input checked="" type="checkbox"/> <b>Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</b></p> <p><b>Denver Comprehensive Plan 2040</b><br/>The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:</p> <ul style="list-style-type: none"> <li>• <b>Goal 2, Strategy A. Equitable, Affordable and Inclusive</b> – “Create a greater mix of housing options in every neighborhood for all individuals and families” (p. 28). The proposed zone district allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit neighborhoods.</li> <li>• <b>Goal 8, Strategy A. Environmentally Resilient</b> - “Promote infill development where infrastructure and services are already in place” (p. 54). The proposed map amendment will allow an additional housing unit on the site of an existing home where infrastructure and services such as water, stormwater, and streets already exist. This allows Denver to grow responsibly and promotes land conservation.</li> </ul> <p><b>Blueprint Denver</b><br/>The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and strategies in <i>Blueprint Denver</i>, including:</p> <ul style="list-style-type: none"> <li>• <b>Policy 4, Strategy E - Diversify housing choice</b> through the expansion of accessory dwelling units throughout all residential areas.</li> </ul> <p><b>Neighborhood/ Small Area Plan (list all, if applicable):</b> _____</p> |
| <p>General Review Criteria: The proposal must comply with all of the general review criteria.<br/>(Check boxes to affirm)<br/>DZC Sec. 12.4.10.7</p>            | <p><input checked="" type="checkbox"/> <b>Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</b></p> <p><input checked="" type="checkbox"/> <b>Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</b></p> <p>The proposed map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted plan, including <i>Blueprint Denver</i> which recommends “the expansion of accessory dwelling units throughout all residential areas” (<i>Blueprint Denver</i>, p. 84).</p>   |

|  |   |
|--|---|
| <p>Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria.<br/>(Check boxes to affirm.)<br/>DZC Sec. 12.4.10.8</p> | <p><input checked="" type="checkbox"/> <b>Justifying Circumstances - One of the following circumstances exists:</b><br/>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> <ul style="list-style-type: none"> <li>a. Changed or changing conditions in a particular area, or in the city generally; or,</li> <li>b. A City adopted plan; or</li> <li>c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</li> </ul> <p>The proposed map amendment application identifies the adoption of <i>Blueprint Denver</i> as the Justifying Circumstance. As discussed above, <i>Blueprint Denver</i> specifically recommends the city diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. The plan was adopted after the date of approval of the existing zone districts. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.</p> <p><input 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 ___S-SU-F with waivers_____ Zone District.</p> |
|--|---|

**REQUIRED ATTACHMENTS**

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

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of Ownership Document (e.g. Assessor’s record, property deed, etc). Proof of ownership 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.

**ADDITIONAL ATTACHMENTS (IF APPLICABLE)**


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

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

Please list any other additional attachments:

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

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

| Property Owner Name(s)<br>(please type or print legibly) | Property Address<br>City, State, Zip<br>Phone<br>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:<br>(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?<br>(YES/NO) |
|--|---|--|---|-----------|--|---|
| <b>EXAMPLE</b><br>John Alan Smith and<br>Josie Q. Smith  | 123 Sesame Street<br>Denver, CO 80202<br>(303) 555-5555<br>sample@sample.gov  | 100%   | <i>John Alan Smith</i><br><i>Josie Q. Smith</i>   | 01/01/12  | (A)  | YES   |
| Gavin Beldt  | 3178 S. Dayton Ct.<br>Denver, CO 80231<br>720-201-6378<br>gbeldt10x@gmail.com | 100%   |     | 8/21/2021 | (A)  | NO  |
|  |   |  |   |           |  |   |
|  |   |  |   |           |  |   |

3178 S DAYTON CT

Owner:

BELDT, GAVIN

3178 S DAYTON CT

DENVER, CO 80231-4768

Owner Schedule Number:

06344-08-001-000

Legal Description:

Lot 1, Block 35, Hampden Heights, 4th Filing, City and County of Denver, State of Colorado.

Property Type:

SFR Grade C, D, or E, w/RK

Tax District:

DENVER

# 3178 S DAYTON CT

|                          |  |
|--------------------------|--|
| <b>Owner</b>             | BELDT,GAVIN<br>3178 S DAYTON CT<br>DENVER, CO 80231-4768 |
| <b>Schedule Number</b>   | 06344-08-001-000   |
| <b>Legal Description</b> | LOT 1 BLK 35 HAMPDEN HTS 4TH FLG                         |
| <b>Property Type</b>     | SFR Grade C, D, or E, w/RK                               |
| <b>Tax District</b>      | DENVER   |

## Print Summary

| Property Description         |             |                            |          |
|------------------------------|-------------|----------------------------|----------|
| <b>Style:</b>                | 13: 1 STORY | <b>Building Sqr. Foot:</b> | 1262     |
| <b>Bedrooms:</b>             | 2           | <b>Baths Full/Half:</b>    | 3/0      |
| <b>Effective Year Built:</b> | 1971        | <b>Basement/Finish:</b>    | 1015/964 |
| <b>Lot Size:</b>             | 11,900      | <b>Zoned As:</b>           | S-SU-F   |

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

| Current Year |           |          |     |
|--------------|-----------|----------|-----|
| Actual       | Assessed  | Exempt   |     |
| Land         |           |          | \$0 |
| Improvements | \$215,300 | \$15,390 |     |
| Total        | \$311,500 | \$22,270 |     |
|              | \$526,800 | \$37,660 |     |

| Prior Year   |           |          |     |
|--------------|-----------|----------|-----|
| Actual       | Assessed  | Exempt   |     |
| Land         |           |          | \$0 |
| Improvements | \$215,300 | \$15,390 |     |
| Total        | \$189,500 | \$13,550 |     |
|              | \$404,800 | \$28,940 |     |

### Real Estates Property Taxes for current tax year

**System Upgrade Underway:**

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy \* 74..195 \*

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

|                          | <b>Installment 1<br/>(Feb 28<br/>Feb 29 in Leap Years)</b> | <b>Installment 2<br/>(Jun 15)</b> | <b>Full Payment<br/>(Due Apr 30)</b> |
|--------------------------|--|-----------------------------------|--------------------------------------|
| <b>Date Paid</b>         | 2/28/2021  | 6/15/2021                         |                                      |
| <b>Original Tax Levy</b> | \$1,073.59   | \$1,073.62                        | \$2,147.21                           |
| <b>Liens/Fees</b>        | \$0.00   | \$0.00                            | \$0.00                               |
| <b>Interest</b>          | \$0.00   | \$0.00                            | \$0.00                               |
| <b>Paid</b>              | \$1,073.59   | \$1,073.62                        | \$2,147.21                           |
| <b>Due</b>               | \$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.

|                                       |   |                                     |   |
|---------------------------------------|---|-------------------------------------|---|
| <b>Additional Assessment ⓘ</b>        | N | <b>Prior Year Delinquency ⓘ</b>     | N |
| <b>Additional Owner(s) ⓘ</b>          | N |                                     |   |
| <b>Adjustments ⓘ</b>                  | N | <b>Sewer/Storm Drainage Liens ⓘ</b> | Y |
| <b>Local Improvement Assessment ⓘ</b> | N | <b>Tax Lien Sale ⓘ</b>              | N |
| <b>Maintenance District ⓘ</b>         | N | <b>Treasurer's Deed ⓘ</b>           | N |
| <b>Pending Local Improvement ⓘ</b>    | N |                                     |   |

Real estate property taxes paid for prior tax year: **\$2,087.03**

### Assessed Value for the current tax year

|                      |             |                              |             |
|----------------------|-------------|------------------------------|-------------|
| <b>Assessed Land</b> | \$15,390.00 | <b>Assessed Improvements</b> | \$13,550.00 |
| <b>Exemption</b>     | \$0.00      | <b>Total Assessed Value</b>  | \$28,940.00 |

August 21, 2021

Re: Rezone Request for 3178 S. Dayton Ct Denver, CO 80231

City of Denver Rezoning Board,

This letter of intent is a rezoning request for my property at 3178 S. Dayton Ct in Denver County. It is a single-family residential unit, and it sits on a corner lot. I am looking to re-zone from S-SU-F to S-SU-F *with waivers*. Specifically, I am looking for a variance for the minimum zone lot depth of 150'. The intention is to build a detached mother-in-law suite with a single car garage.

What I would like to board to consider:

1. I have contacted Councilwoman Black, District 4 Coalition, Inc., Hampden Heights Civic Association, Inter-Neighborhood Cooperation, and Neighborhood Coalitions of Denver Inc. Additionally I have spoken to 5 neighbors within the applicable proximity.
2. The style and structure of the garage and living quarters would be similar to the current property.
3. The project would result in an overall property value and tax base increase, created by improvement
4. The idea and purpose of this project is to provide living quarters for my parents who recently retired. They do not own a home so this would be a way for them to periodically visit my daughter and I.

Based on my general understanding of the review criteria, I do believe my request aligns. That said, this process is new to me so I appreciate your consideration and any further assistance you may be able provide to proceed in accordance with the City of Denver.

Thank you,



Gavin Beldt  
720-201-6378  
gbeldt10x@gmail.com

2021I-00166



## WAIVER AND CONDITION REQUEST FORM

**Rezoning Case Application No.:** \_\_\_\_\_ 2021I-00166 \_\_\_\_\_

**Applicant Name:** \_\_\_\_\_ Gavin Beldt \_\_\_\_\_

Section 12.4.10.6, Denver Zoning Code, authorizes the City Council to adopt waivers or reasonable conditions to an Official Map Amendment at the request of the applicant, provided the applicant approves such waivers or conditions in writing.

List each requested waiver and/or condition in the following tables. Include a justification for each waiver or condition.

### Waivers

| Code Reference | Code Provision                        | Proposed Alternative | Justification    |
|----------------|---------------------------------------|----------------------|------------------|
| 3.4.4          | Add ADU Unit use                      |                      | Blueprint Denver |
| 3.3.4.4        | Add ADU building form                 |                      | Blueprint Denver |
| 3.3.4.5.A      | Remove minimum zone lot depth for ADU |                      | Blueprint Denver |
|                |                                       |                      |                  |

### Conditions

| Code Reference | Code Provision | Proposed Alternative | Justification |
|----------------|----------------|----------------------|---------------|
| N/A            |                |                      |               |
|                |                |                      |               |
|                |                |                      |               |
|                |                |                      |               |

Once adopted, the waivers and/or conditions cited above shall apply to all successors and assigns, who along with the present owner(s), shall be deemed to have waived all objections as to the constitutionality of these provisions.

## Proposed Waivers

Per Denver Zoning Code Section 12.4.10.6, Waivers of Rights and Obligations and Approval of Reasonable Conditions, I, the undersigned applicant for the property under application for the rezoning referenced herein, request that the S-SU-F zoning classification of the land described herein include the following waivers:

1. Waive the prohibition of the Detached Accessory Dwelling Unit building form in Denver Zoning Code Section 3.3.4.4 District Specific Standards Summary, and instead shall be "Allowed" subject to the Denver Zoning Code Section 3.3.4.5 District Specific Standards applicable to the Detached Accessory Dwelling Unit building form in the S-SU-F1 zone district. The intent of the waiver is to allow the Detached Accessory Dwelling Unit building form subject to appropriate form standards.
2. Waive the "NP" (Not Permitted Use) zoning review procedure for Accessory Dwelling Unit use in the Accessory to Primary Residential Uses Use Category in District Specific Standards in Denver Zoning Code Section 3.4.4, and instead shall be "L-ZP" (Permitted Use with Limitations). The intent of the waiver is to allow the Accessory Dwelling Unit use, subject to applicable use limitations.
3. Waive the minimum zone lot depth of 150' in Denver Zoning Code Section 3.3.4.5 District Specific Standards applicable to the Detached Accessory Dwelling Unit building form in the S-SU-F1 zone district.

Agreed to by:

\_\_\_\_\_  
Gavin Beldt

\_\_\_\_\_  
Date