

Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
☒ CHECK IF POINT OF CONTACT FOR APPLICATION		☐ CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Lindsay + Nathan Krumer	Representative Name	
Address	7456 E. 10 th Ave	Address	
City, State, Zip	Denver, CO 80230	City, State, Zip	
Telephone	303.517.3845	Telephone	
Email	lindsaykrumer@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):	1901 Oneida St, Denver, CO 80220
Assessor's Parcel Numbers:	01324-03-008-000
Area in Acres or Square Feet:	11,400 SF
Current Zone District(s):	E-SU-DX

PROPOSAL	
Proposed Zone District:	E-SU-D1X

PRE-APPLICATION INFORMATION	
Did you receive and review the slide deck: "Constructing an Accessory Dwelling Unit"?	☒ Yes - I have received and reviewed this information ☐ No - I have not received these slides
Did you contact the City Council District Office regarding this application?	☒ Yes - if yes, state date and method <u>email</u> ☐ 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 <i>Blueprint Denver</i>, 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): <u>East Area Plan</u>
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" (<i>Blueprint Denver</i>, p. 84).

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

(Check boxes to affirm.)

DZC Sec. 12.4.10.8

☒ **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:

- a. Changed or changing conditions in a particular area, or in the city generally; or,
- b. A City adopted plan; or
- c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.

The proposed map amendment application identifies the adoption of *Blueprint Denver* as the Justifying Circumstance. As discussed above, *Blueprint Denver* 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.

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

The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed E-SU-DIX Zone District.

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:

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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)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
<i>Lindsey + Nathan Kramer</i>	<i>1901 Oneida St, Denver, CO (303) 517-4022 LindseyKramer@gmail.com</i>	<i>100%</i>	<i>[Signature]</i>	<i>11/17/23</i>	<i>(B)</i>	<i>Yes</i>



2023107116

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11/06/2023 04:28 PM
City & County of Denver
Electronically Recorded

R \$13.00

WD

D \$61.00

**General Warranty Deed**

(Pursuant to C.R.S. 38-30-113(1)(a))

State Documentary Fee
Date: October 31, 2023
\$61.00

This Deed, effective as of **October 31st, 2023**, signed on the date(s) acknowledged below, by Grantor(s), **GEORGE C. ARGUST**, whose street address is **1901 ONEIDA STREET, DENVER, CO 80220**, City or Town of **DENVER**, County of **Denver** and State of **Colorado**, for the consideration of **(\$610,000.00) ***Six Hundred Ten Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **NATHAN KRAMER AND LINDSEY KRAMER**, as Joint Tenants whose street address is **1901 ONEIDA STREET, DENVER, CO 80220**, * City or Town of **DENVER**, County of **Denver** and State of **Colorado**, the following real property in the County of **Denver** and State of **Colorado**, to wit:

* **7456 E. 10th Ave., Denver, CO 80230**

LOTS 16, 17, 18 AND THE SOUTH 1/2 OF LOT 19, BLOCK 5, MONTROSE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

also known by street and number as: **1901 ONEIDA STREET, DENVER, CO 80220**

with all its appurtenances and warrant(s) the title to the same, subject to Statutory Exceptions.

George C. Argust by
Carol J. Woggon as attorney-in-fact
GEORGE C. ARGUST BY CAROL J. WOGGON AS
ATTORNEY-IN-FACT

State of Colorado)

City and County of Denver)

The foregoing instrument was acknowledged before me on this day of **October 31st, 2023** by **CAROL J. WOGGON AS ATTORNEY-IN-FACT FOR GEORGE C. ARGUST**

Witness my hand and official seal

My Commission expires:

7-19-27

Notary Public

Eunore Gruber

ELIONORE GRUBER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19914009879
MY COMMISSION EXPIRES 07/19/2027

When recorded return to: **NATHAN KRAMER AND LINDSEY KRAMER**

1901 ONEIDA STREET, DENVER, CO 80220

* **7456 E. 10th Ave., Denver, CO 80230**



1901 Oneida St REZONING REQUEST

Explanation of Project-

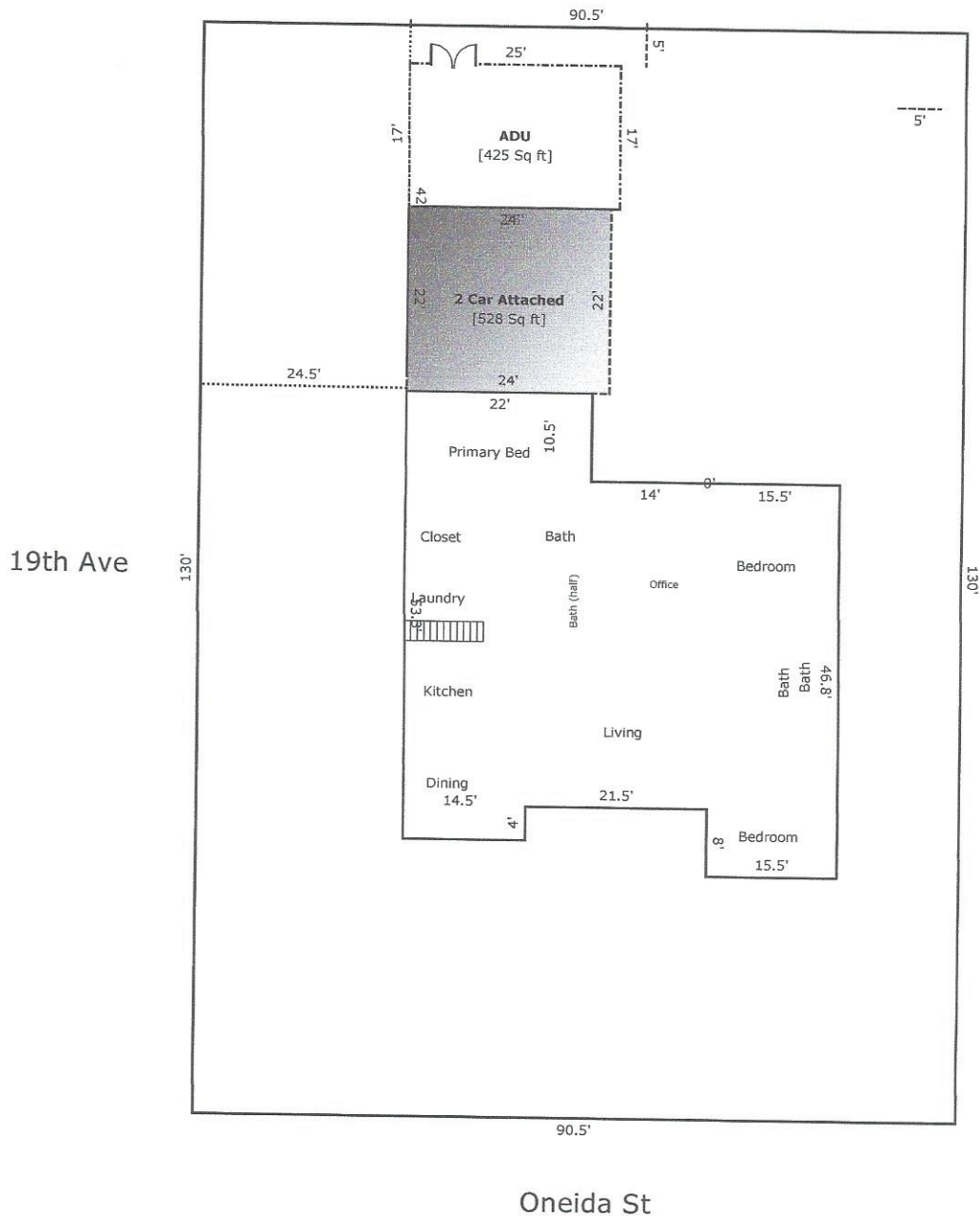
My husband and I just purchased this house. It just so happens that I grew up in the house across the street at 6808 E 19th Ave. We purchased it from the same people who owned it when I was growing up. I have always wanted to get back to the neighborhood. We have also always wanted a ranch-style home so we can grow old in the home. We are very excited to make this our "forever home"!

However, our parents are aging, and we know that soon we will need to care for at least one, maybe two of them (at different times). The main house only has room for three bedrooms. So, we are requesting a rezoning so that we may build an ADU to have the ability to keep our parents close by so that we may care for them. We plan to build a modest 400 SF, one-bedroom unit near the west end of the property.

I have also attached a rough sketch of the site plan. We have hired an architect and engineer.

Outreach-

I have emailed our City Counsel office. I also emailed the Greater Park hill Community. I have spoken to several of my neighbors about the rezoning as well.



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details	
Main House	2410.48 Sq ft	$0.5 \times 46.8 \times 0.1 =$	2.34
		$46.8 \times 15.4 =$	720.72
		$38.8 \times 14.1 =$	547.08
		$49.3 \times 7.4 =$	364.82
		$53.3 \times 14.5 =$	772.85
		$0.5 \times 53.3 \times 0.1 =$	2.66
Total Living Area (Rounded):	2410 Sq ft		
Non-living Area			
ADU	425 Sq ft	$25 \times 17 =$	425
2 Car Attached	528 Sq ft	$24 \times 22 =$	528
Site	11765 Sq ft	$130 \times 90.5 =$	11765