



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	Mary Patricia Bullington	Representative Name	
Address	3145 W. 31st Ave	Address	
City, State, Zip	Denver, CO, 80211	City, State, Zip	
Telephone	303-434-7185	Telephone	
Email	tallpatty@comcast.net	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):	3145 W 31st Ave, Denver, CO 80211		
Assessor's Parcel Numbers:	0229302012000		
Area in Acres or Square Feet:	7,950 sf		
Current Zone District(s):	U-SU-B		
PROPOSAL			
Proposed Zone District:	U-SU-B1		
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 <input type="checkbox"/> No - if no, describe why not	10/16/2020	_____
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> Yes - if yes, state date and method <input type="checkbox"/> No - if no, describe why not (in outreach attachment)	11/17/2020	_____

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. (Check box to the right to affirm) DZC Sec. 12.4.10.7</p>	<p><input checked="" 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.</p> <p>Denver Comprehensive Plan 2040 The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:</p> <ul style="list-style-type: none"> • 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. <p>Blueprint Denver 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"> • Policy 4, Strategy E - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. <p>Neighborhood/ Small Area Plan (list all, if applicable): _____</p>
<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check boxes to affirm) DZC Sec. 12.4.10.7</p>	<p><input checked="" 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 checked="" 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>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).</p>

<p>Additional Review Criteria for Non-Legislative Rezonings: 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"/> 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:</p> <ul style="list-style-type: none"> 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. <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"/> 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.</p> <p>The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed <u>U-SU-B1</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 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:

written narrative explaining property
 site plan/drawings
 narrative describing outreach with city planner, city council, and future outreach to RNO/surrounding neighbors

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
Mary Patricia Bullington	3145 W 31st Ave, Denver, CO 80211 303-434-7185 tallpatty@comcast.net	100%	<u>Mary Patricia Bullington</u> <small>Mary Patricia Bullington (Nov 23, 2020 20:15 MST)</small>	11/23/2020	D	NO

Mary Patricia Bullington

Property Address: 3145 West 31st Avenue, Denver, CO 80211

Legal Description:

The East 8 Feet of Lot 19, Except the Rear 16 Feet thereof, and the West 42 Feet of Lot 2, Except That portion of Lot 2 Described in Book 389 at Page 332, Block 30, Highland Park, City and County of Denver, State of Colorado

Filed for record the _____ day of _____, A.D. _____, at _____ o'clock _____ M. _____ RECORDER.
 Reception No. _____ By _____ DEPUTY.

WARRANTY DEED

State Documentary Fee
 Date
 \$ 29.00

THIS DEED, Made on this day of October 15, 2003,
 between RICHARD C. TURNER

of the CITY AND County of DENVER and State of Colorado, the Grantor(s), and
MARY PATRICIA BULLINGTON

whose legal address is : 3145 WEST 31ST AVENUE, DENVER, CO 80211
 of the CITY AND County of DENVER and State of Colorado, the Grantee(s):

WITNESS, That the Grantor(s), for and in consideration of the sum of (\$290,000.00)
 *** Two Hundred Ninety Thousand and 00/100 *** **DOLLARS**

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these
 presents does grant, bargain, sell, convey and confirm unto the Grantee(s), his heirs and assigns forever, all the
 real property, together with improvements, if any, situate, lying and being in the _____ County of
DENVER and State of Colorado, described as follows:
THE EAST 8 FEET OF LOT 19, EXCEPT THE REAR 16 FEET THEREOF, AND THE WEST 42 FEET OF LOT 2, EXCEPT
THAT PORTION OF LOT 2 DESCRIBED IN BOOK 389 AT PAGE 332, BLOCK 30, HIGHLAND PARK, CITY AND COUNTY
OF DENVER, STATE OF COLORADO.

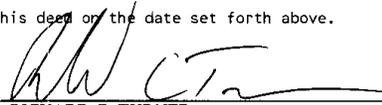
also known as street number 3145 WEST 31ST AVENUE, DENVER, CO 80211

TOGETHER with all and singular and hereditaments and appurtenances thereto belonging, or in anywise appertaining
 and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right
 title interest, claim and demand whatsoever of the Grantor(s), 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 appurtenances, unto the Grantee(s),
 his heirs and assigns forever. The Grantor(s), for himself, his heirs and personal representatives, does covenant, grant,
 bargain, and agree to and with the Grantee(s), his heirs and assigns, that at the time of the ensembling and delivery
 of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible
 estate of inheritance, in law, 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,
SUBJECT TO GENERAL TAXES FOR THE YEAR 2003; AND EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND
RIGHTS OF WAY OF RECORD, IF ANY; AND DISTRIBUTION UTILITY EASEMENTS; AND MATTERS NOT SHOWN BY THE PUBLIC
RECORDS BUT OF WHICH GRANTEE HAS ACTUAL KNOWLEDGE; AND INCLUSION OF THE PROPERTY WITHIN ANY SPECIAL
TAXING DISTRICT; AND THE BENEFITS AND BURDENS OF ANY DECLARATION AND PARTY WALL AGREEMENTS, IF ANY.

The Grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable
 possession of the Grantee(s), his heirs and assigns, against all and every person or persons lawfully claiming the whole
 or any part thereof. The singular number shall include the plural, and the plural the singular, and the use of any gender
 shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor(s) has executed this deed on the date set forth above.

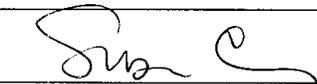


 RICHARD C. TURNER

STATE OF Colorado)
) ss.
 CITY AND County of DENVER)

The foregoing instrument was acknowledged before me on this day of October 15, 2003,
 by RICHARD C. TURNER

My commission expires _____
 Witness my hand and official seal.



 Notary Public

Name and Address of Person Giving Newly Created Legal Description (38-35-106.5, C.R. 8.)
 Escrow# WK70033934 When Recorded Return to: MARY PATRICIA BULLINGTON
 Title# K70033934
 Form No. 932 Rev 4-94. WARRANTY DEED (Photographic Record WD1) 3145 WEST 31ST AVENUE
DENVER, CO 80211

The project goal is to add a single accessory dwelling unit to back end of the property for the purpose of being a short-term rental. Studio Shed is a Colorado based company that I plan to use for the project to minimize construction, keep the existing aesthetic, and to support local business.

I first met with Associate City Planner, Israel Cruz, who provided a power point presentation of the exact process and next steps.

After which I met with councilwoman Amanda Sandoval to discuss these plans and garner her advice. In our meeting we discussed every detail and I have a very clear picture of next steps for the project and what steps I can take in the near future to ensure all appropriate guidelines are met. Per Amanda's advice I will be reaching out to the RNO and have drafted a letter to send to my neighbours as the time approaches.

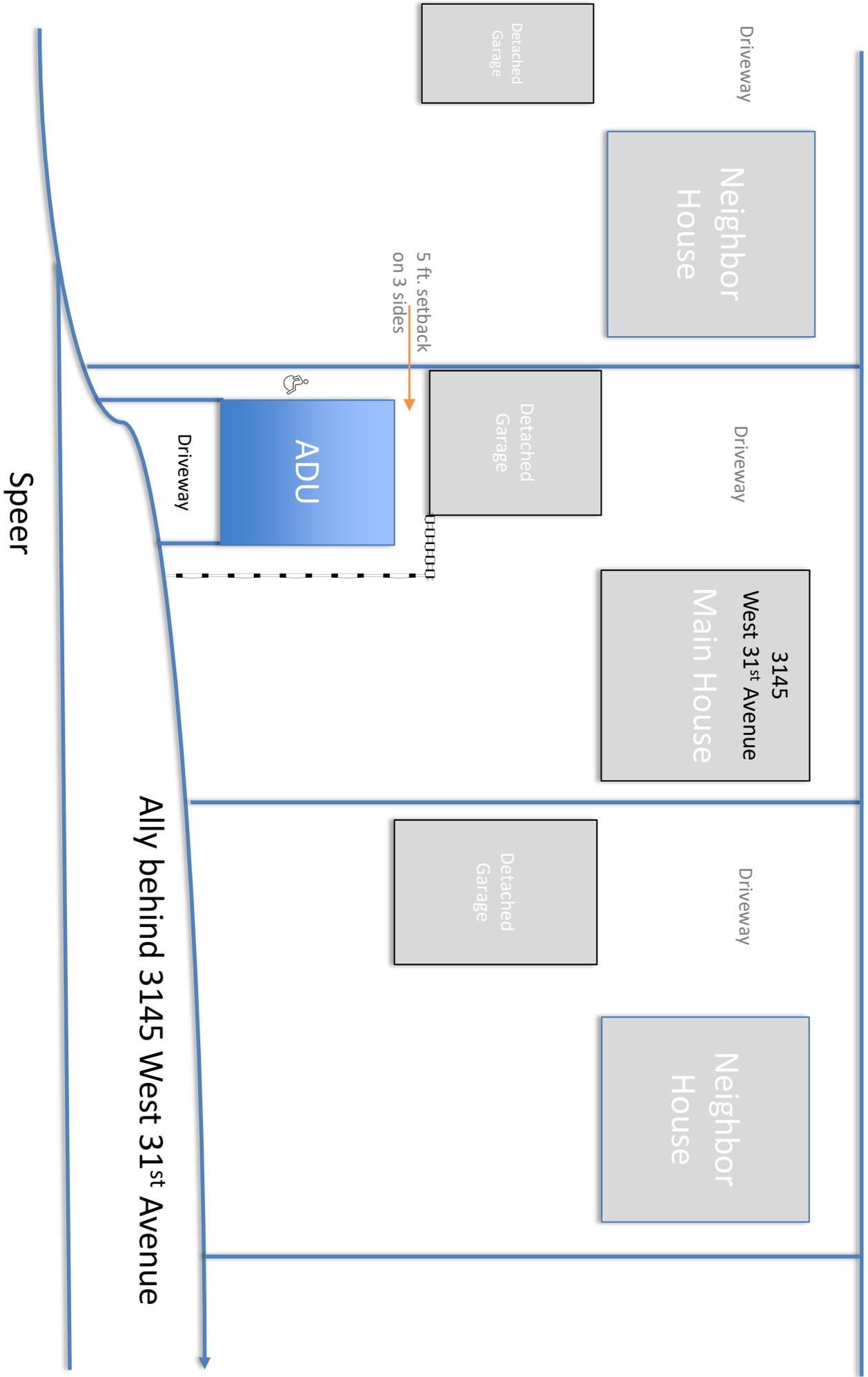
I have attached my current site plan and drawings that illustrate my intent to provide a small driveway off of Speer as a separate entrance to the ADU.

Thank you,

Patty Bullington

Hooker

West 31st Avenue



Hi Neighbor!

I'm writing from 3145 W 31st Ave to introduce myself and let you know that I am planning some very brief work on my property.

I am planning to build an addition on the back of my property to be used as a single bedroom use VRBO. A few notes about the plans to keep you informed:

- All renovation activities will occur in accordance with the guidelines set forth by the city.
- The intended use is for a single visitor or couple use only. Guidelines will be outlined to any visitors before their stay and will be strictly enforced.
- The work is expected to take (anticipated days) to complete and will be staged over the course of (anticipated amount of time). Targeted work dates are (anticipated work dates).
- I will be using a Boulder based company called Studio Shed and I expect that dust and noise will be minimal.
- *Once we have an idea of who will perform the driveway off Speer construction, we can include them and their installation details as well.*

I hope you won't hesitate to reach out to me if you have any concerns about these plans. You can reach me by email at tallpatty@comcast.net.

Kind regards,

Patty Bullington