

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	Brian Lynch
Address	4211 Hooker Street
City, State, Zip	Denver, CO 80211
Telephone	303-656-5278
Email	bplynch@gmail.com
*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(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Representative Name	Robert Armon
Address	4505 West 31st Ave
City, State, Zip	Denver, CO 80212
Telephone	303-455-8633
Email	armonarch@q.com
**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	

SUBJECT PROPERTY INFORMATION	
Location (address):	4211 Hooker St, Denver, CO 80211
Assessor's Parcel Numbers:	02203-04-014-000
Area in Acres or Square Feet:	12500
Current Zone District(s):	PUD 547

PROPOSAL	
Proposed Zone District:	U-SU-C, CO-6

PRE-APPLICATION INFORMATION	
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	<input type="checkbox"/> Yes - State the contact name & meeting date _____ <input checked="" type="checkbox"/> No - Describe why not (in outreach attachment, see page 3)
Did you contact the City Council District Office, applicable Registered Neighborhood Organization, and adjacent property owners and tenants regarding this application?	<input checked="" type="checkbox"/> Yes - State date below and describe method in outreach attachment, see page 3 _____



REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)

<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm and include sections in the review criteria narrative attachment</p>	<p><input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans.</p> <p>Please provide a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its own section.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p>2. Blueprint Denver</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with: a) the neighborhood context, b) the future place, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</p> <hr/>
<p>General Review Criteria DZC Sec. 12.4.10.7.A.1</p> <p>Only check this box if your application is not consistent with 12.4.10.7.A</p>	<p><input type="checkbox"/> Community Need Exception: The City Council may approve an official map amendment that does not comply with subsection 12.4.10.7.A if the proposed official map amendment is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.</p> <p>Please provide a narrative attachment describing how the requested zone district is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.</p>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for the public interest narrative attachment and for consistency with the neighborhood context and the stated purpose and intent of the proposed zone district.</p>	<p><input checked="" type="checkbox"/> Public Interest: The proposed official map amendment is in the Public Interest.</p> <p>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning is in the public interest of the city.</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>In the review criteria narrative attachment, please provide a separate section describing how the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</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** 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.
- Review Criteria Narratives.** See page 2 for details.
- Outreach documentation.** Pre-application outreach is required. The minimum requirement is outreach to the City Council District Office, Registered Neighborhood Organizations, and adjacent neighbors. Please describe all community outreach and engagement to these and any other community members or organizations. The outreach documentation must include the type of outreach, who was contacted or met with, the date of the outreach or engagement, and a description of feedback received, if any. If outreach was via email, the applicant may include a copy of the email. The outreach documentation attachment should be sent as a PDF or Word Doc, separate from other required attachments.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- Written narrative explaining reason for the request** (optional)
- Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional)
- 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 a corporate entity such as an LLC as the owner, this is document is required.) (if applicable)
- Affordable Housing Review Team Acceptance Letter** (if applicable)
- Other Attachments.** Please describe below.

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) <small>(please type or print legibly)</small>	Property Address <small>City, State, Zip</small> <small>Phone</small> <small>Email</small>	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>	01/12/20	(A)	YES
Brian Lynch Michelle Lynch	4211 Hooker St Denver, CO 80211 303-656-5278 bplynch@gmail.com	100%	<i>[Signature]</i> <i>[Signature]</i>	11/25/25	A	Yes
						YES NO
						YES NO
						YES NO

To Whom It May Concern:

On September 28th, Brian Lynch, the owner of 4211 Hooker St. Denver, CO 80211, approached Harkness Heights Neighborhood Association (HHNA), in regard to a letter of support for the rezoning of his property. Brian requested support for the rezone of his property from a PUD to U-SU-C at the request of the city. HHNA does want to ensure the rezone will also include the conversation overlay of our entire RNO, CO-6. Brian made the association aware that he had contacted all his neighbors and that there have been no objections to this proposal. On behalf of the organization, we are in full support of the rezone being requested at the per the city and county of Denver to align with the update to the zoning code.

Please let me know if you have any further questions.

Thank you,
Amber Kraska
HHNA President
720-224-6559
Amber.Kraska@gmail.com

4211 HOOKER ST

9 September 2025

Robert Armon
Armon Architect LLC
4505 West 31st Avenue
Denver, Colorado 80212

Hello Bob,

This letter serves as authorization for Robert Armon of Armon Architect LLC to act on behalf of and represent Brian and Michelle Lynch for the purpose of submitting and processing the rezoning application for the property owned by Brian and Michelle Lynch at 4211 Hooker Street, Denver, Colorado, 80211.

Regards,

Brian Lynch

Narrative - Reason for Request - 4211 Hooker St.

We were informed by Denver Zoning that we have to rezone our property. Currently, our house is zoned as a 'PUD'. Denver Zoning is telling us that we have to update our zoning to U-SU-C, CO-6 which will bring this property into alignment and consistent with the neighborhood.

Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver (2019)

Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

The proposed rezoning would allow for additional housing options near transit within an established neighborhood, consistent with the following strategies in the Equitable, Affordable and Inclusive vision element:

- Equitable, Affordable and Inclusive Goal 1, Strategy A - Increase development of housing units close to transit and mixed-use developments (p. 28).
- Equitable, Affordable and Inclusive Goal 2, Strategy B - Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).

The proposed map amendment would allow for compatible infill development in an established neighborhood and near transit, consistent with the following strategies from the Environmentally Resilient vision element:

- Environmentally Resilient Goal 8, Strategy A - Promote infill development where infrastructure and services are already in place (p.54).
- Environmentally Resilient Goal 8, Strategy C - Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).

Blueprint Denver

Urban

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.

Residential Low

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.

Growth Areas Strategy

All other areas of the city that anticipates 20% of housing and 10% employment growth (p. 51). Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

Blueprint Denver 2019

“Increase the development of affordable and mixed-income housing, particularly in areas near transit, service and amenities” thereby improving access to the supply of housing equitably to all Denver residents.

This rezoning supports the city’s goals to reduce climate impacts by enabling additional housing near transit, reducing auto-dependency and greenhouse gas emissions.

“Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code”

4211 rezone outreach tracker

Adjacent neighbors	Address	Get email address or text
Al Choi	4233 Hooker St	Spoke to Al on 8-19-2025, told him about the zoning change to residential to be like all the other homes in the area. He asked what it meant and I told him it would just make my residence the same as all the other homes in the area.
Bob and Stephanie Montoya	4225 Hooker St	Letter posted on their door today Sept 16th
Across the street		
Andy Haith	4194 Hooker st	LM on 8/28/2025 303-350-8080 explaining the re-zoning change over the city has requested. He called back Aug 29th and said all good let him know if he needed to sign anything
Vincent Carmosino	4225 Hooker St	Letter posted on his door today Sept 16th
Charlie & Anjali Clark	4200 Hooker St	Texted Charlie 323-719-2488 to let him know what is happening 8/28/2025
Reed and Chandler	4185 Hooker St	Spoke to Chandler on 8/28/2025 about re-zone and no issues, got the neighbors contact info Charlie Clark, Anjali his wife 323-719-2488
Across the Alley		
Michael - corner house	4200 Irving St	Letter posted on his door today Sept 16th
Rental across the alley - Skye, Melanie A Restated and Amended Revocable Trust	4210 Irving St	letter mailed 9/16/25 - this is a rental house

Neighborhood Associations		
Harkness Heights - Amber Kraska	President	TT her Sept 25, she has no objection to this rezone and also helped me connect with BRUN via email. This will be put on the October agenda at BRUN. I sent her an overview letter on Sept 28th.
BRUN		Email exchanged Sept 29th with Bill Killam on their support and putting this on the Oct 8th agenda. Scott and Bill are BRUN zoning and will welcome this as it put me in conformance. Oct 8th did Q&A on BRUN meeting, no objections with BRUN regarding the proposed change, some Q&A, all were in support of this change
Amanda Sandoval - District 1	City Council	Bob Armon reached out to District 1 as our authorized representative. He connected with Melissa in Amanda Sandoval's office and provided all the information on our rezone.
Pre Application meeting with development services		no outreach as there is no development being planned with this application



City & County of Denver - Property Record Search

City & County of Denver - Property Record Search

0220304014000
4211 N HOOKER ST

LYNCH,MICHELLE & BRIAN
4211 HOOKER ST DENVER CO 80211

Total Appraised Value
\$1,457,900

KEY INFORMATION

Schedule Number	0220304014000
Situs Address	4211 N HOOKER ST
Owner(s)	LYNCH,MICHELLE & BRIAN
Class	RESIDENTIAL
Land Use Code	114 - SFR Grade B
Zoning	PUD
Tax District	DENV
Land Sq Ft	12,500
Building Sq Ft	2,302
Legal Description	HARKNESS HEIGHTS 02203 B13 L25 TO 28 INC
Prior Year Mill Levy (2024)	79.202

ACTUAL VALUES

Tax Year	2025
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Land	\$744,800
Improvements	\$713,100
Total	\$1,457,900

[Protest My Value](#)

ASSESSED VALUES - SCHOOL

Land	\$52,510
Improvements	\$50,270
Total	\$102,780
Exempt	\$0
Taxable Total	\$102,780

ASSESSED VALUES - LOCAL GOVERNMENT

Land	\$46,550
Improvements	\$44,570
Total	\$91,120
Exempt	\$0
Taxable Total	\$91,120

ASSESSOR FORMS & ADDRESS CHANGE

ADDITIONAL PROPERTY INFORMATION

Zoning	PUD	Neighborhood	Berkeley
Subdivision	Harkness Heights	Enterprise Zone	Not in Enterprise Zone
Individual Historic Landmark	No	Historic Landmark District	No
Floodplain Designation	X: AREA OF MINIMAL FLOOD HAZARD		

DOWNLOADABLE MAPS

[Parcel Map](#)
[Quarter Section Map](#)
[Assessment Parcel Map Index](#)
[Quarter Section Map Index](#)

LAND DETAILS

LAND LINE #	LAND TYPE	CODE	CLASS	AREA SQFT	ACRES	APPRAISED VALUE
1	S - SQUARE FOOT	2	1112 - SINGLE FAMILY RESIDENTIAL - LAND	12,500	0.2870	\$744,800

IMPROVEMENT / BUILDING DETAILS

APPRAISAL CARD #1

Class	1212 - SINGLE FAMILY RES - IMPS
Exterior Walls	BRICK
Grade	B
Full Bathrooms	3
Half Bathrooms	1
Fixtures	14
Year Built	1908
Effective Year	1928
Year Remodel	-
Condition	AV - AVERAGE
Style	13 - 1 STORY
Stories	1.00
Total Basement	1,702 sqft
Finished Basement	1,492 sqft
Total Living Area	2,302 sqft

SUB-AREAS

LOWER	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	GROSS AREA	CARD NO
BASEMENT-TOTAL	-	-	-	1,702	1
-	ENCL UNF PRCH-F	-	-	89	1
-	LIVING AREA	-	-	1,714	1
-	OPEN PORCH-MAS	-	-	509	1
-	-	ATTIC-FINISHED	-	588	1

OUTBUILDINGS & EXTRA FEATURES

BUILDING NO	YEAR BUILT	CONDITION	DESCRIPTION	AREA	UNITS
1	2013	A	GARAGE,DETACHED MAS	1,170	1
1	2013	A	MISC BUILDING - MASONRY	1,170	1

PERMIT DETAILS

No data to display

No data to display

SALE DETAILS

RECEPTION NUMBER	SALE DATE	SALE PRICE	INSTRUMENT	GRANTOR	GRANTEE
2011048708	05/03/2011	\$433,000	WD: WARRANTY	WOOD,WADE P	LYNCH,MICHELLE & BRIAN
2005100778	05/31/2005	\$375,000	WD: WARRANTY	VICTORIAN PLAYHOUSE INC	WOOD,WADE P
0000104145	07/29/1993	\$155,080	WD: WARRANTY	SILVERMAN,JOEL F &	VICTORIAN PLAYHOUSE INC
0000079160	08/21/1991	\$0	WD: WARRANTY	JENKINS,STERLING H	SILVERMAN,JOEL F &
0000071968	07/31/1991	\$0	QC: QUIT CLAIM	HUGHES,MICHAEL R	JENKINS,STERLING H
0000036494	05/01/1991	\$0	QC: QUIT CLAIM	JENKINS,STERLING H &	HUGHES,MICHAEL R
0000092154	10/04/1989	\$0	DC: DEATH CERTIFICATE	JENKINS,STERLING H &	JENKINS,STERLING H &

PROPERTY TAXES FOR CURRENT YEAR

Current Year Taxes

Prior Year Mill Levy (2024) * *: **79.202**

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	04/28/2025	04/28/2025	04/28/2025
Original Tax Levy	\$3,388.66	\$3,388.66	\$6,777.32
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$3,388.66	\$3,388.66	\$6,777.32
Due	\$0.00	\$0.00	\$0.00

Before proceeding to make your tax payment, please be sure to copy or save your Schedule Number/Parcel ID Number. You will need it in order to process your payment.

Your schedule number is: **02203-04-014-000**

Pay This Tax Now

Note: The amount of interest shown, if any, is good through the end of this month. This information is not to be used in place of a Certificate of Taxes Due. Please call the Treasurer's Office for these at (720) 913-9300.

Liens/Fees amount displayed are good through the last day of February. Please be advised that paying the liens/fees after February will result in additional interest accrued on the parcel. Please contact 720-913-9300 to get the payoff amount for lien/fees.

ADDITIONAL INFORMATION

ACTUAL & ASSESSED VALUE - CURRENT & PRIOR VALUES

TAX DOCUMENTS

Tax Notices:

-- Choose a file --



Data last updated: 10/14/2025