



TO: City Council
FROM: Libbie Adams, AICP, Associate City Planner
DATE: February 24, 2022
RE: Official Zoning Map Amendment Application #2021I-00166

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for Application #2021I-00166.

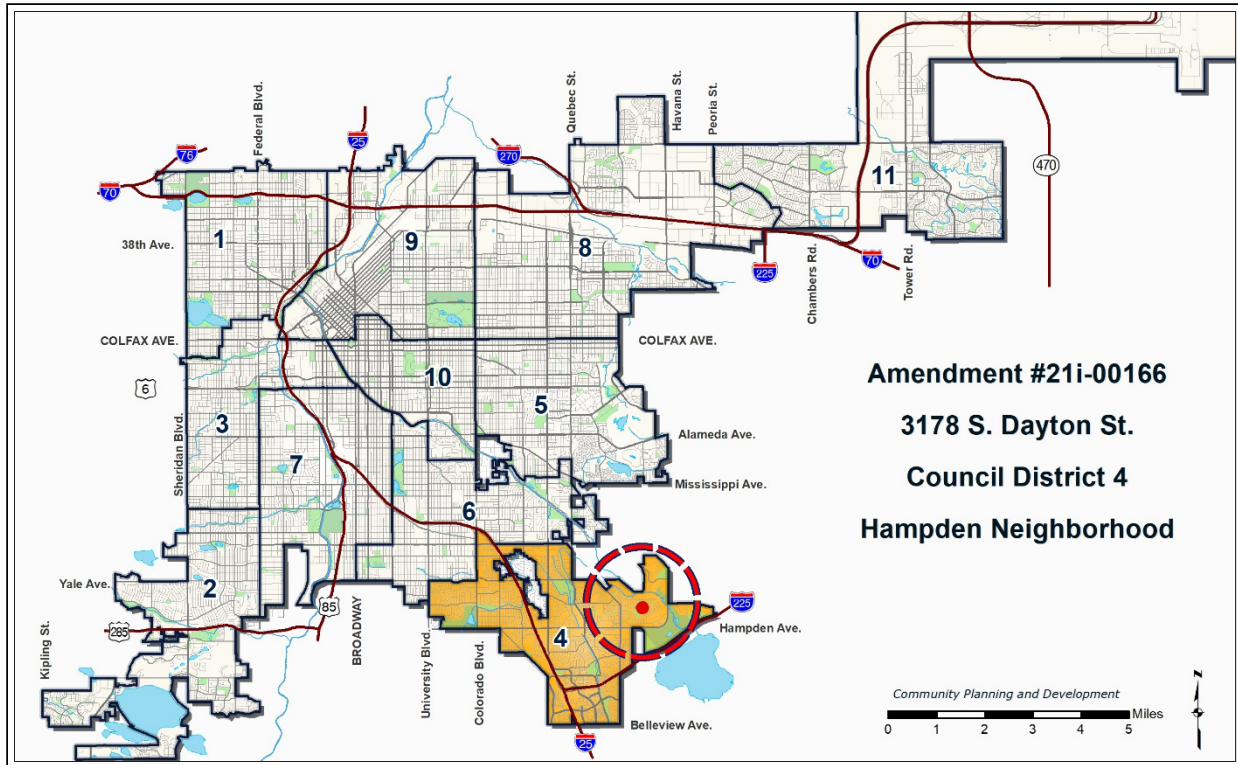
Request for Rezoning

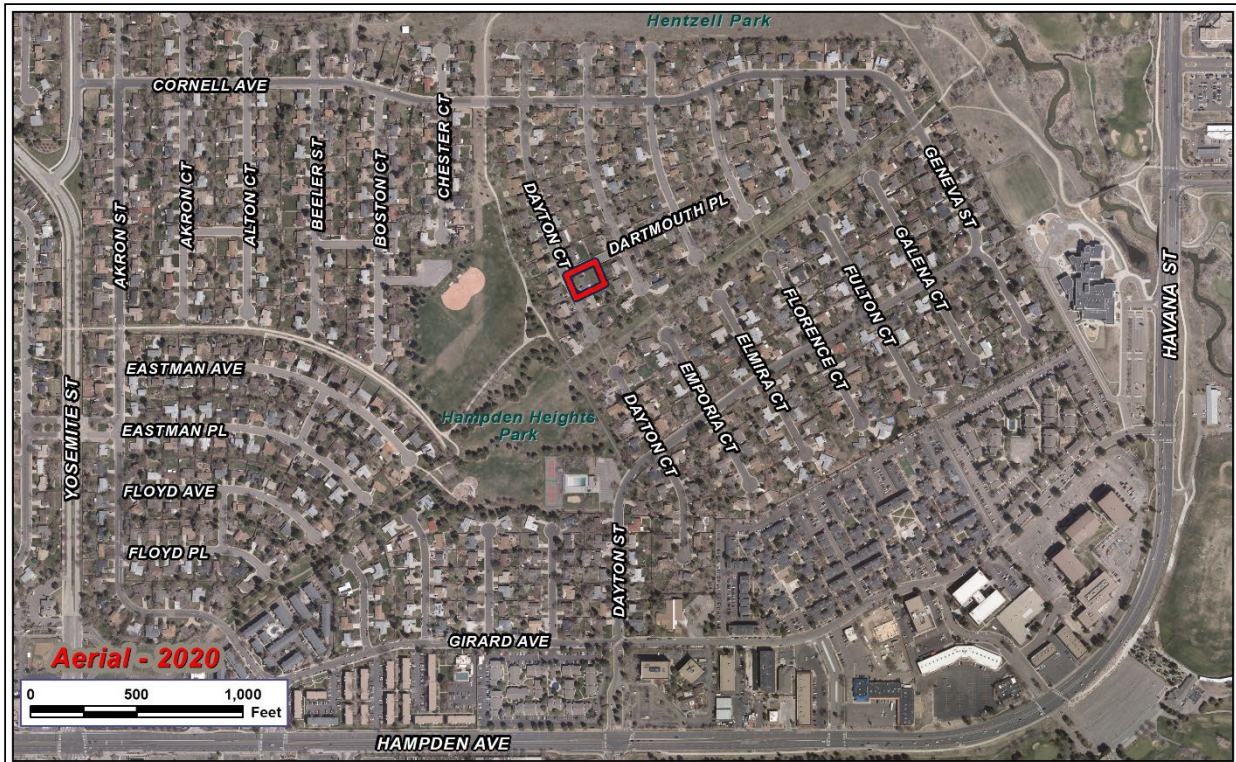
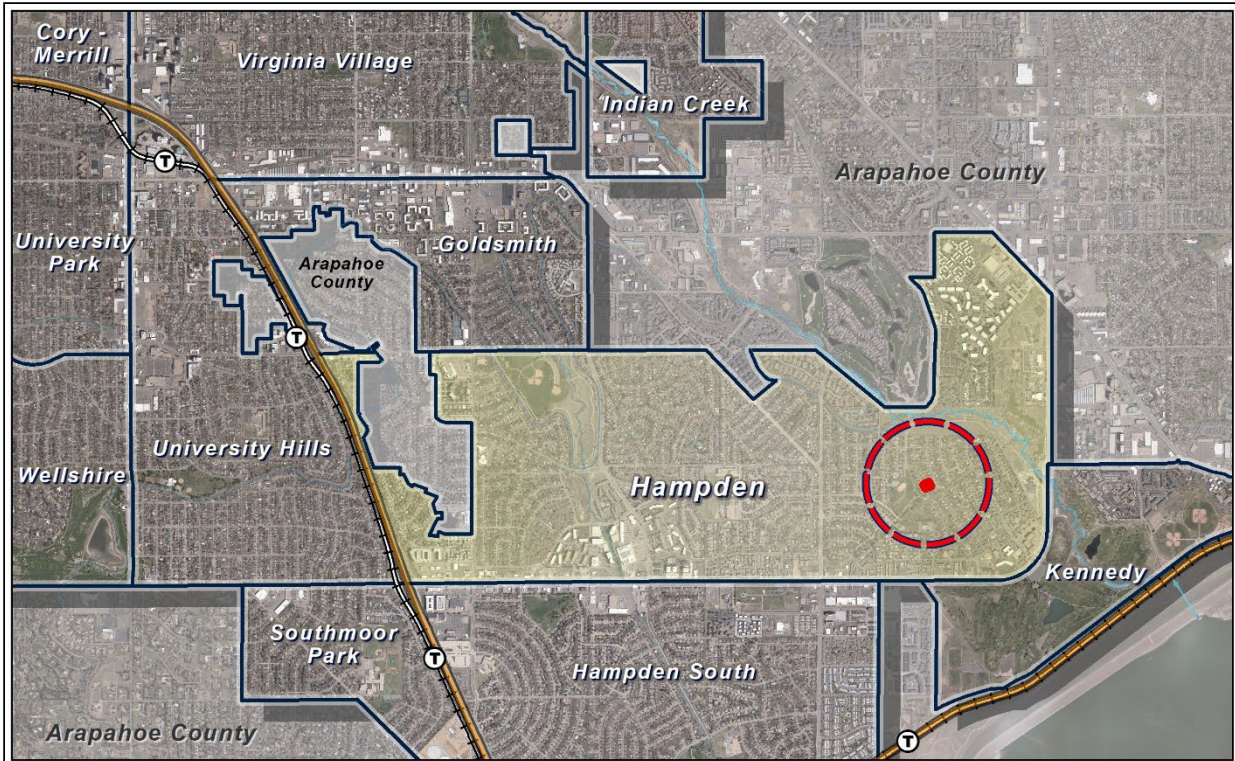
Address:	3178 S. Dayton Ct.
Neighborhood/Council District:	Hampden / Council District 4
RNOs:	District 4 Neighborhood Coalition, Inc., Hampden Heights Civic Association, Denver for ALL, Inter-Neighborhood Cooperation (INC)
Area of Property:	11,900 square feet or 0.27 acres
Current Zoning:	S-SU-F
Proposed Zoning:	S-SU-F with Waivers
Property Owner(s):	Gavin Beldt
Owner Representative:	none

Summary of Rezoning Request

- The subject property contains a single unit home built in 1971 and is located at the southeast corner of E. Dartmouth Pl. and S. Dayton Ct.
- The property owner is proposing to rezone the property to build an accessory dwelling unit.
- The proposed S-SU-F with waivers, Suburban, Single-Unit, F (8,500 square feet minimum zone lot size allowing accessory dwelling units (ADUs)) zone district is intended for use in the Suburban Neighborhood Context which is characterized by a range of uses including single- and multi-unit residential, commercial strips and centers, and office parks. Single-unit residential uses are typically separated from multi-unit residential and commercial areas and allow the Suburban House and Tandem House building forms. The Suburban House building form allows up to 30 to 35 feet in height for the entirety of the zone lot depth. Further details of the requested zone district can be found in the proposed zone district section of the staff report (below) and in Article 3 of the Denver Zoning Code (DZC).
- The waivers are intended to promote the development of an Accessory Dwelling Unit and are consistent with CPD's policy of using waivers as a bridge to future text amendments in the Denver Zoning Code. The waivers allow for the Accessory Dwelling Unit use, the Detached Accessory Dwelling Unit building form, and waives the 150-foot lot depth requirement. The applicant has also requested waivers to the S-SU-F district, rather than the S-SU-F1 zone district, which would also allow a second full primary dwelling unit (Tandem House).

Existing Context





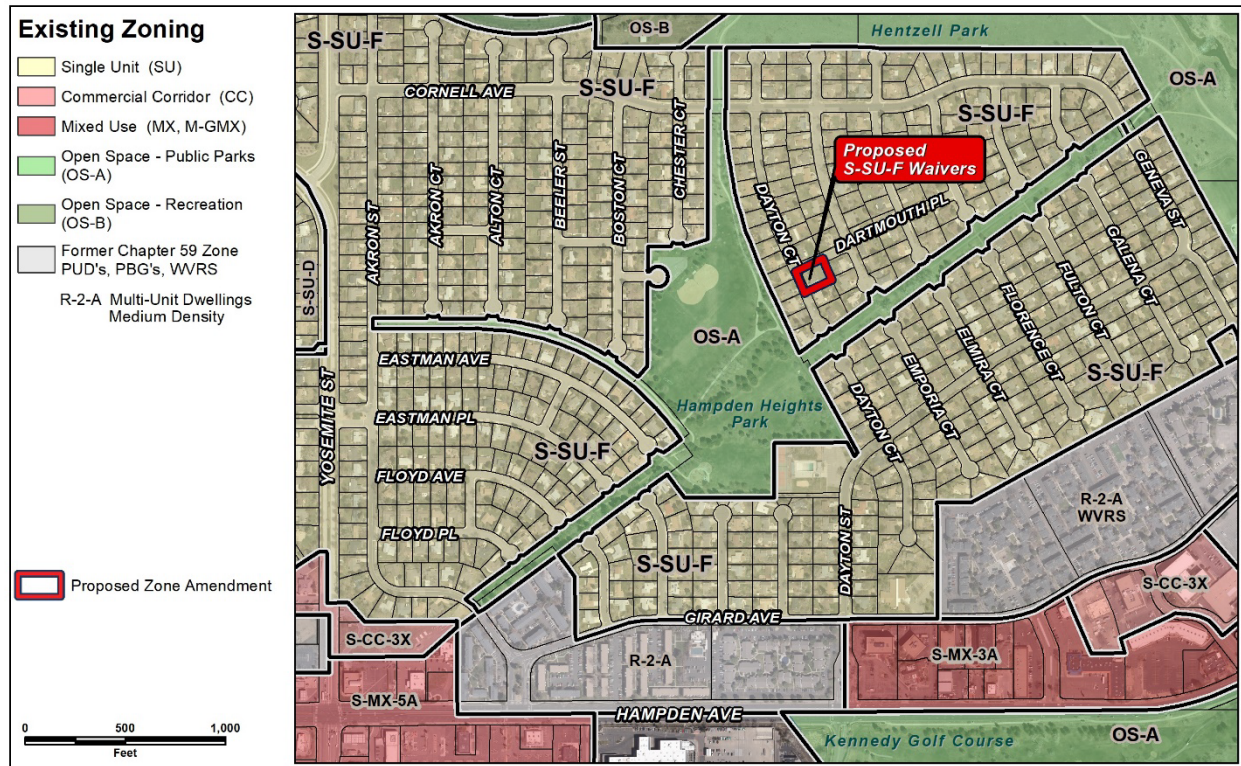
The subject property is in the Hampden statistical neighborhood, which is characterized primarily by single-unit residential uses. Hampden Heights Park is located one block to the West and the Hampden

Heights Trail is located less than one block south of the subject property. Generally, there is a pattern of irregular blocks with curvilinear streets.

The following table summarizes the existing context proximate to the subject site:

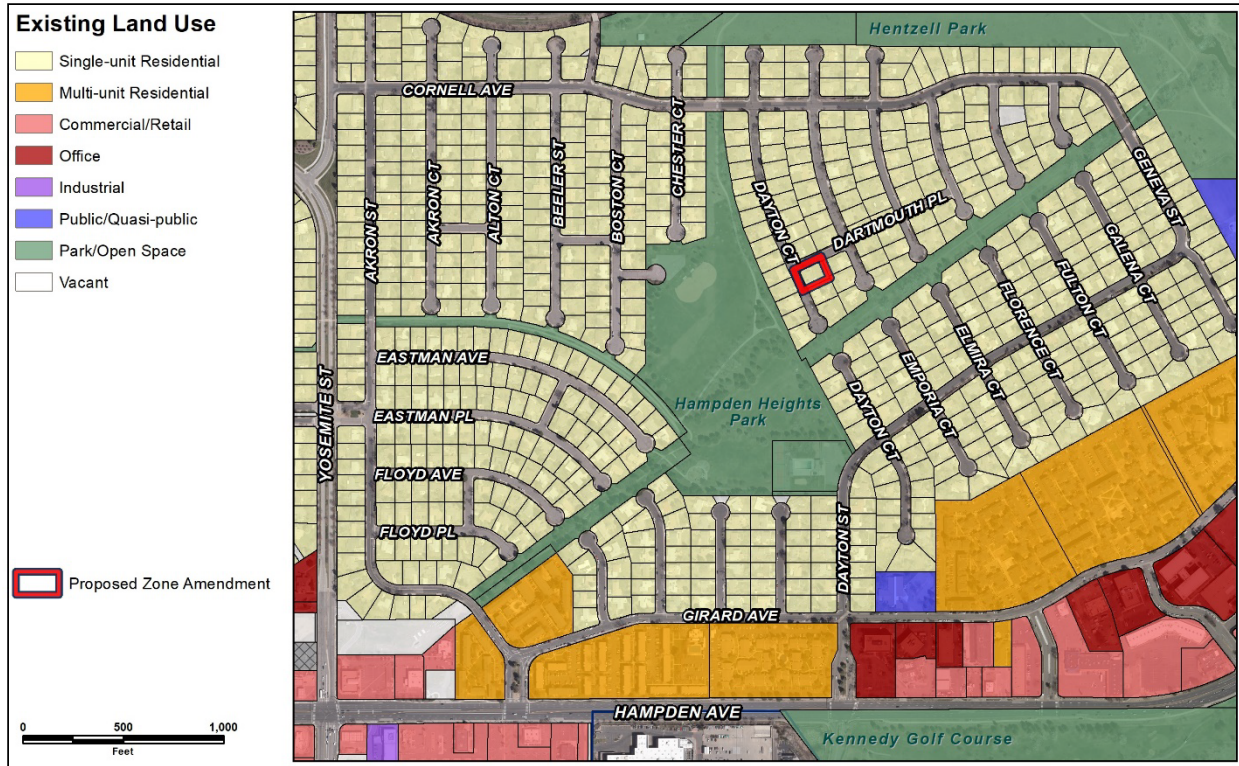
	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	S-SU-F	Single-unit Residential	1-story House with curb cut on S. Dayton Ct.	Block sizes and shapes are generally inconsistent and irregular. South Dayton Court dead ends into the Hampden Heights Trail. Attached narrow sidewalks and curb cuts are present. Attached garages and on-street vehicle parking.
North	S-SU-F	Single-unit Residential	1-story House with curb cut on S. Dayton Ct.	
South	S-SU-F	Single-unit Residential	1-story House with curb cut on S. Dayton Ct.	
East	S-SU-F	Single-unit Residential	1-story House with curb cut on S. Dayton Ct.	
West	S-SU-F	Single-unit Residential	1-story House with curb cut on S. Dayton Ct.	

1. Existing Zoning

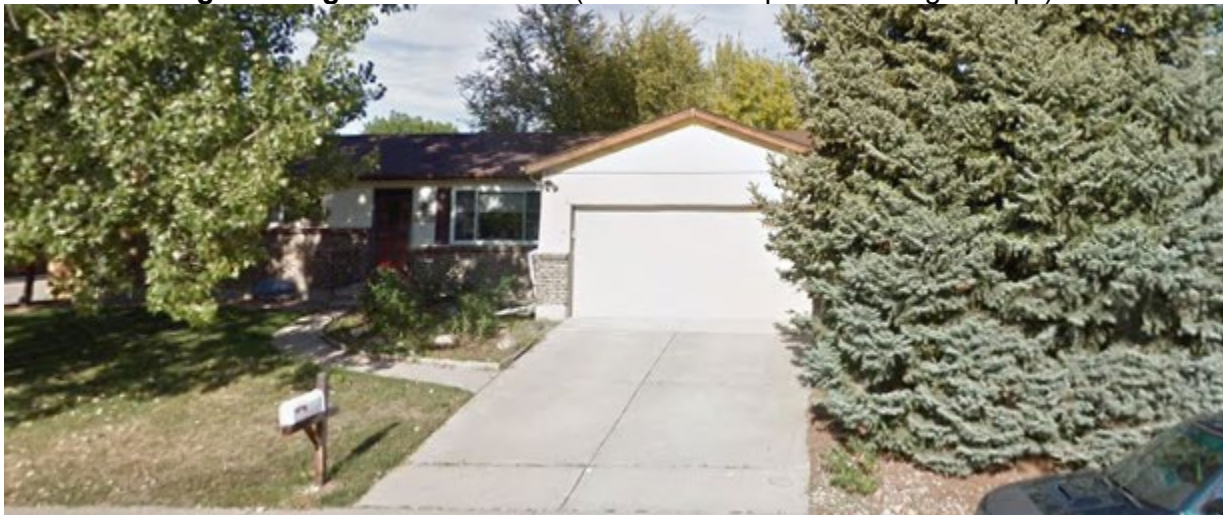


The S-SU-F zone district is a single-unit district allowing the Suburban House primary building form on a minimum zone lot of 8,500 square feet. The maximum allowed height is 2.5 stories or 30 to 35 feet. S-SU-F allows two accessory structure forms: Detached Garage and Other Detached Accessory Structure with a maximum height of 15 to 17 feet. The intent of the district is to promote and protect residential neighborhoods within the character of the Suburban Neighborhood Context.

2. Existing Land Use Map



3. Existing Building Form and Scale (Source for all photos: Google Maps)



View of the subject property looking east.



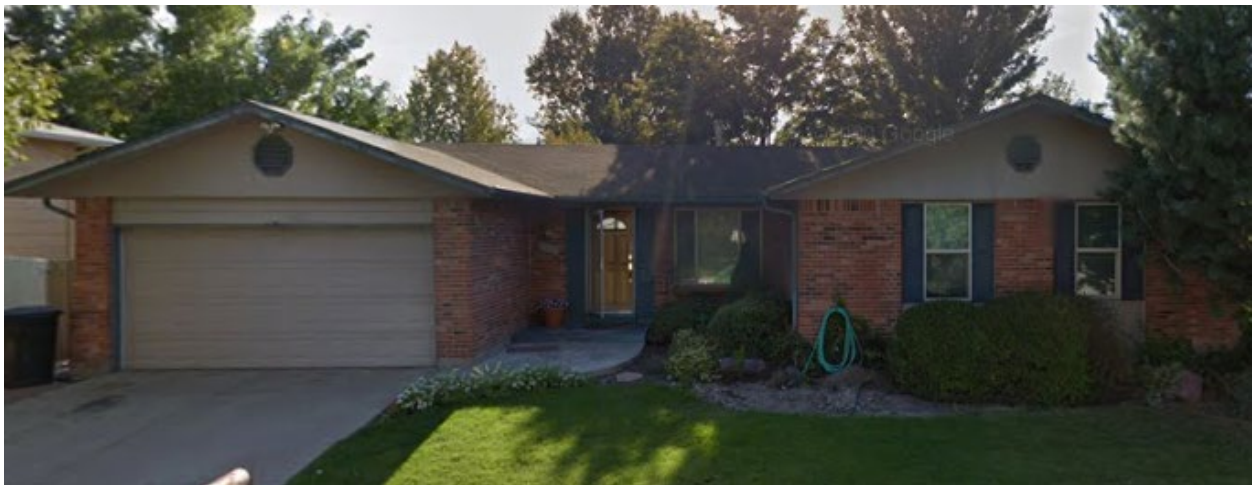
View of the property to the north looking east.



View of the property to the east, looking west.



View of the property to the south, looking east.



View of the property to the west, across S. Dayton Ct., looking west.

Proposed Zoning

S-SU-F Zone District

The requested S-SU-F zone district is the same as the existing district. A variety of residential and civic uses are permitted as primary uses in the S-SU-F district. It allows the Suburban House primary building form on a minimum zone lot size of 8,500 square feet. The maximum height permitted is 2.5 stories or 30 to 35 feet.

Waivers

Per Denver Zoning Code Section 12.4.10.6, Waivers of Rights and Obligations and Approval of Reasonable Conditions, the applicant requested that the property be rezoned S-SU-F with 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.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized below.

Design Standards	S-SU-F (Existing)	S-SU-F with waivers (Proposed)
Primary Building Forms Allowed	Suburban House	Suburban House
Maximum Height in Stories/Feet	2.5 stories / 35 feet	2.5 stories / 35 feet
DADU Maximum Heights in Stories / Feet	DADUs not permitted	1.5 stories / 24 feet
Zone Lot Size (Min.)	8,500 square feet	8,500 square feet
Zone lot Depth (Min.)	NA	NA
Zone Lot Width (Min.)	35 feet	35 feet
Primary Street (Min.)	Determined by Reference Lots per DZC Section 13.1.5.9	Determined by Reference Lots per DZC Section 13.1.5.9
Side Interior Setback (Min.)*	7.5 feet	7.5 feet
Rear Alley / No Alley (Min.)	12 feet / 20 feet	12 feet / 20 feet
Building Coverage per Zone Lot including all accessory structures (Max.), not including exceptions	50%	50%
Detached Accessory Building Forms Allowed	Detached Garage, Other Detached Accessory Structures	Detached Accessory Dwelling Unit, Detached Garage, Other Detached Accessory Structures

*Based on subject property with width of approx. 90 feet

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Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Assessor: Approved – No response.

Asset Management: Approved – No comments.

Denver Public Schools: Approved – No response.

Department of Public Health and Environment: Approved – No response.

Denver Parks and Recreation: Approved – No comments.

Transportation & Infrastructure - City Surveyor: Approved – No comments.

Development Services - Transportation: Approved – No response

Development Services – Wastewater: Approved – No comments.

Development Services – Project Coordination: Approved – No comments.

Development Services – Fire Prevention: Approved – No response.

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	10/19/2021
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	12/21/2021
Planning Board public hearing (The Planning Board unanimously recommended approval of the rezoning, and there were no comments from members of the public):	01/05/2022
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	01/03/2022
Land Use, Transportation and Infrastructure Committee of the City Council:	01/18/2022
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	02/07/2022
City Council Public Hearing:	02/28/2022

- **Registered Neighborhood Organizations (RNOs)**
 - To date, staff has not received any comments from Registered Neighborhood Organizations.
- **Other Public Comment**
 - To date, staff has not received any public comment.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

DZC Section 12.4.10.7

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

DZC Section 12.4.10.8

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

1. Consistency with Adopted Plans

The following adopted plans apply to this application:

- Denver Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, including:

- Equitable, Affordable and Inclusive Goal 2, Strategy A – “Create a greater mix of housing options in every neighborhood for all individuals and families” (p. 28).

S-SU-F with waivers allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use and introduces a new housing type to a largely single-unit residential neighborhood. Accessory dwelling units can provide housing for individuals or families with different incomes and ages.

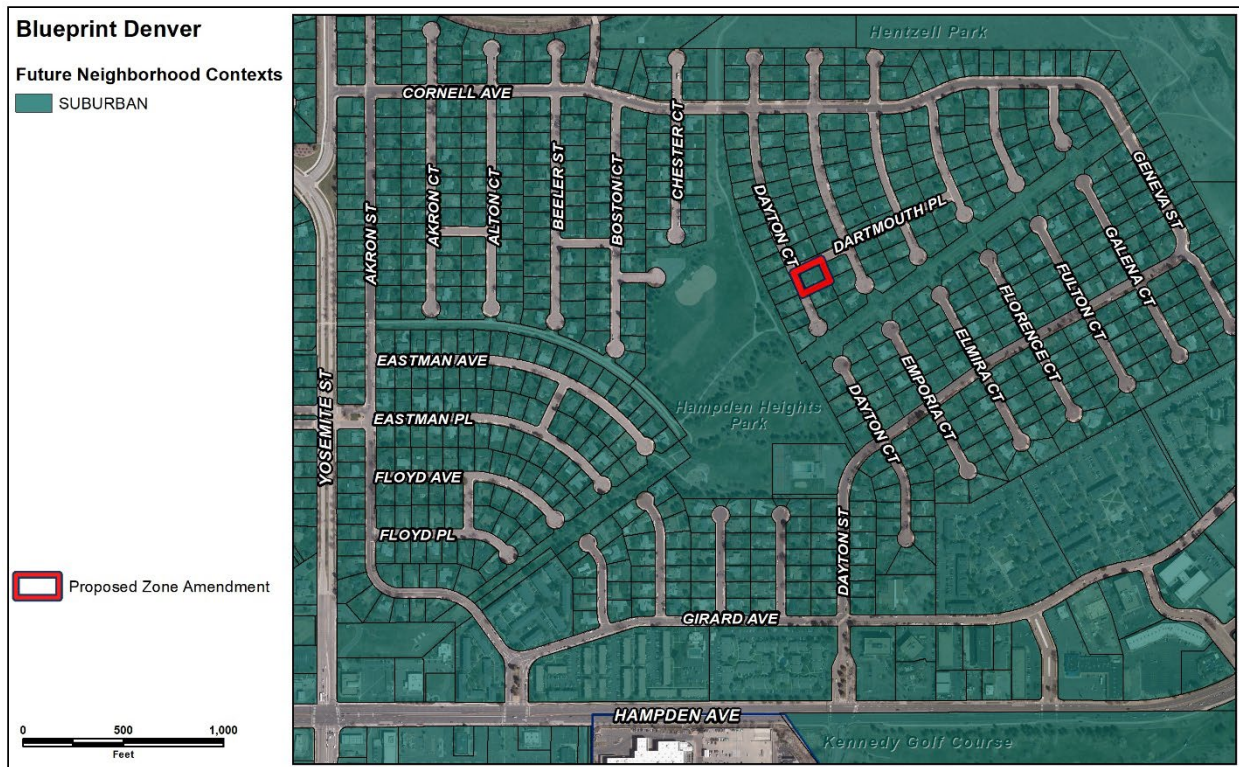
- Environmentally Resilient Goal 8, Strategy A – “Promote infill development where infrastructure and services are already in place” (p. 54).

The proposed map amendment will allow an additional housing unit on the site of an existing single-unit home where infrastructure and services such as water, stormwater, and transit already exist. This allows Denver to grow responsibly and promotes land conservation.

Blueprint Denver

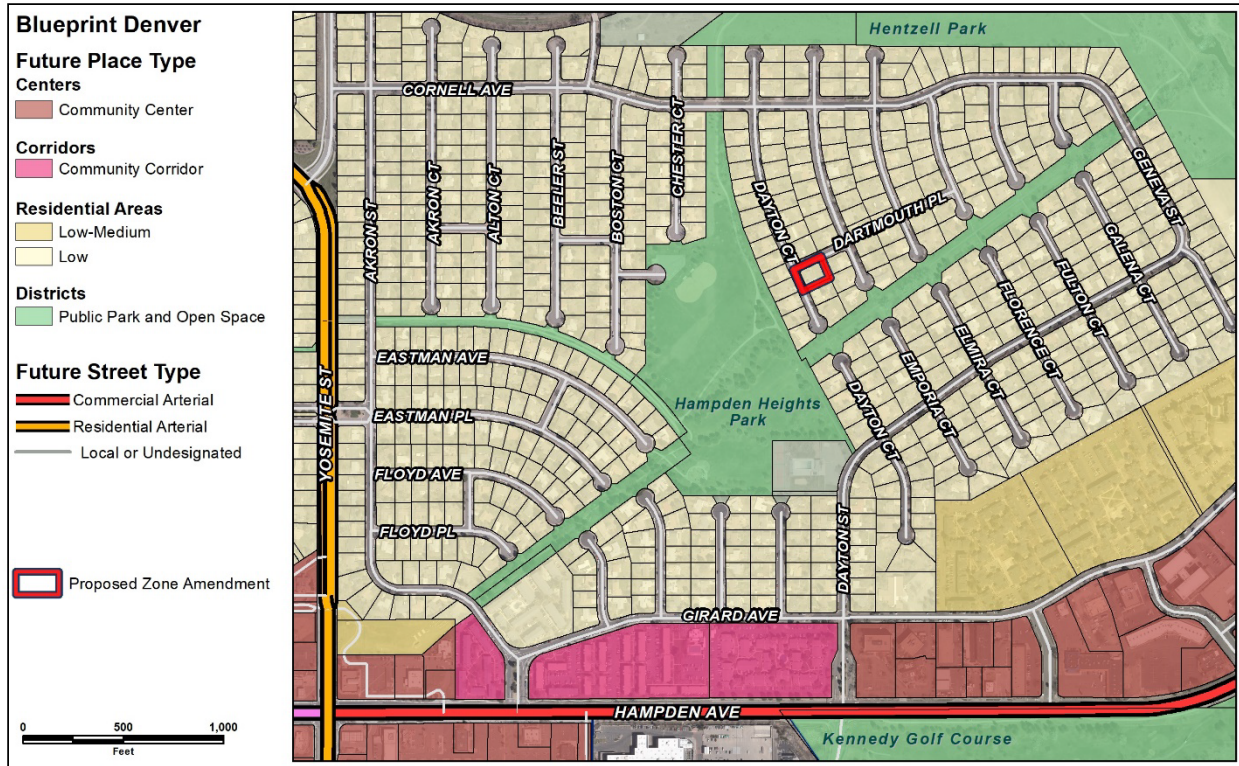
Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city’s land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a Low Residential place within the Suburban Neighborhood Context and provides guidance on the future growth strategy for the city.

Blueprint Denver Future Neighborhood Context



In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility at a high scale, between neighborhoods. The subject site is shown on the context map as the Suburban neighborhood context, the description of which is used to guide appropriate zone districts (p. 66). The Suburban neighborhood context is described as “largely single-unit but can also include higher intensity residential. Commercial development is focused along main corridors and centers bordering residential areas. Although this context is more auto-oriented than others, there should still be quality multimodal connectivity” (p. 189). S-SU-F with waivers is a zone district within the Suburban neighborhood context and is “intended to promote and protect residential neighborhoods within the character of the Suburban Neighborhood Context” and “the building form standards, design standards and uses work together to promote desirable residential areas” (DZC 3.2.2.1). S-SU-F with waivers is consistent with the Blueprint future neighborhood context of Suburban because it will promote the residential character by allowing single-unit residential uses with a low-scale accessory dwelling unit that will be compatible with the existing residential area.

Blueprint Denver Future Places

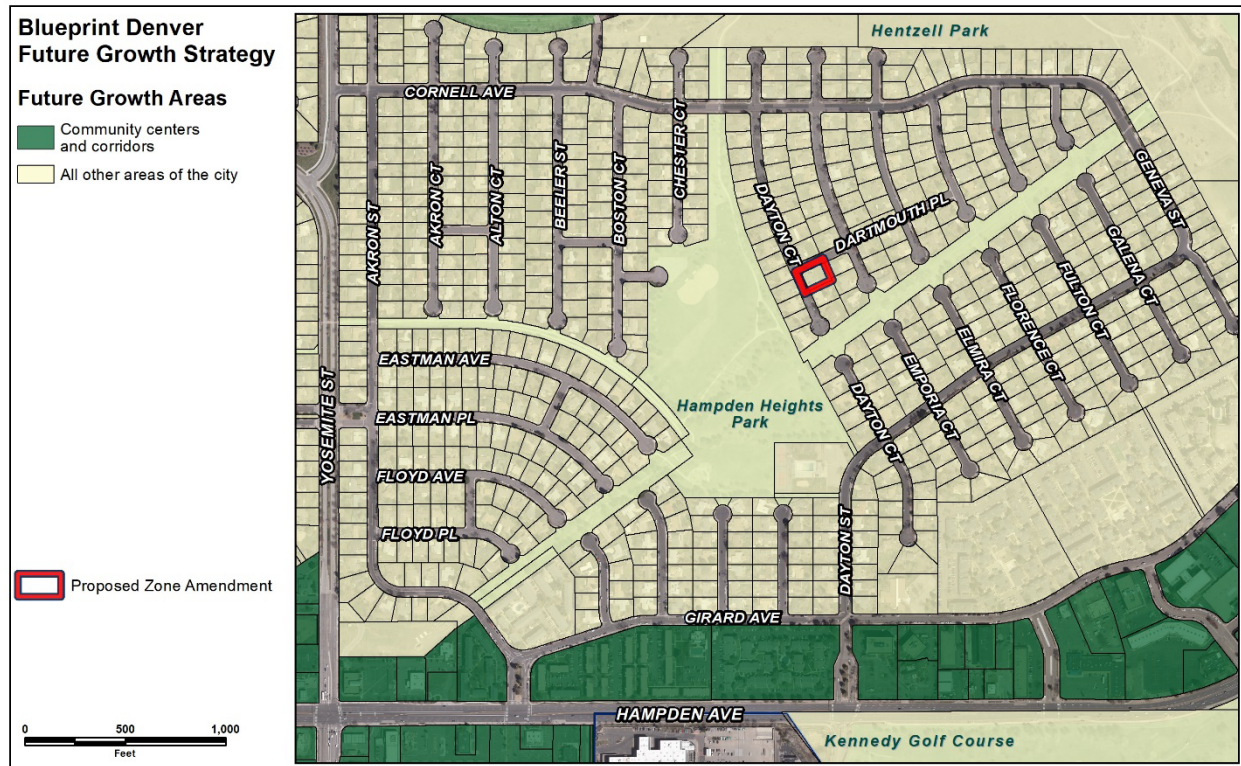


The subject site is designated within a Low Residential future place type on the *Blueprint Denver* Future Places map. This place type is “generally characterized by single-unit uses on larger lots. Accessory dwelling units and compatible two-unit uses are appropriate and can be thoughtfully integrated,” and “building heights are generally up to 2.5 stories in height” (p. 198). S-SU-F with waivers is a single unit residential district that allows for an additional dwelling unit accessory to an established single-unit home, consistent with the Low Residential future place type description. It allows the Suburban House primary building form, which has a maximum height of 2.5 stories, also consistent with the future places map.

Blueprint Denver Street Types

In *Blueprint Denver*, street types work together with the future place to evaluate the appropriateness of the intensity of the adjacent development (p. 67). *Blueprint Denver* classifies S. Dayton Ct. and E. Dartmouth Pl. as Local or Undesignated. “Local streets can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses” (p. 155). The proposed S-SU-F with waivers district is consistent with this description because it allows for residential and some civic uses.

Blueprint Denver Growth Strategy



Blueprint Denver's growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject property is part of the "All other areas of the city" growth area. These areas anticipate experiencing around 20% of new housing growth and 10% of new employment growth by 2040 (p. 51). This growth area is "mostly residential areas with embedded local centers and corridors, take a smaller amount of growth intended to strengthen the existing character of our neighborhoods" (p. 49). The proposed map amendment to S-SU-F with waivers will allow low-intensity growth to the number of households in this area by allowing an accessory dwelling unit or a tandem house.

Blueprint Denver Strategies

Blueprint Denver provides recommendations related to rezoning to allow for ADUs. Land Use & Built Form Housing Policy 4, Strategy E. says "A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezonings to enable ADUs in all residential areas, specifically where proximate to transit, are appropriate. Unless there is a neighborhood plan supporting ADUs, rezonings should be small in area in order to minimize impacts to the surrounding residential area" (p. 84). This rezoning to allow an ADU zone district is for a single lot and will have minimal impacts on the surrounding neighborhood and is consistent with *Blueprint Denver* recommendations.

Waivers

Blueprint Denver provides the following direction for the use of custom zoning, including waivers: "Limit the use of site-specific, customized zoning tools – such as Planned Unit Developments (PUDs) and

waivers/conditions – to unique and extraordinary circumstances. The zoning code offers a wide variety of zone districts that cover the diverse contexts and places of Denver. Custom zoning tolls are most effective when a standard zone district does not exist to implement the adopted plans for an area” (p 73). Consistent with Blueprint Denver, CPD policy discourages the use of waivers except in situations where the proposed waivers help to solve an issue that CPD is committed to address in an upcoming text amendment. In this instance, CPD will be initiating a text amendment process to address Blueprint Denver guidance to remove barriers to accessory dwelling units (Policy 5 on p. 84). the proposed waivers serve as a bridge to this future text amendment by allowing for an accessory dwelling unit in the S-SU-F district. Therefore, the use of waivers is appropriate and consistent with Blueprint Denver’s guidance.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to S-SU-F with waivers will result in the uniform application of zone district building form, use and design regulations.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City through implementation of the city’s adopted land use plan which recommends “the expansion of accessory dwelling units throughout all residential areas” (p. 84). The proposed rezoning would also provide the benefit of an additional housing unit that is compatibly integrated into the surrounding neighborhood. It will also bring a new type of housing unit to a largely single-unit residential area, which will increase the housing diversity in the area.

4. Justifying Circumstance

The application identifies the adoption of *Blueprint Denver* as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, “Since the date of the approval of the existing Zone District, there has been a change to such as degree that the proposed rezoning is in the public interest. Such a change may include: Changed or changing conditions in a particular area, or in the city generally; or a city adopted plan; or that the city adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.”

Blueprint Denver was adopted after the existing zoning and includes new direction to allow accessory dwelling units throughout all residential areas. The direction from these plans justify a change in zoning from S-SU-F to S-SU-F with waivers.

5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

The requested S-SU-F zone district is within the Suburban Neighborhood Context, which “is primarily single-unit and multi-unit residential uses” and “single-unit residential consists typically of the Suburban House building form with street-facing garages” (DZC, Division 3.1). This context “consists of an irregular pattern of block shapes surrounded by curvilinear streets within a modified or non-existent

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grid, with cul-de-sacs and typically no alleys” (DZC, Division 3.1). The Hampden neighborhood consists mostly of single-unit residential uses in irregular blocks with no alley access. The proposed rezoning to S-SU-F with waivers is consistent with the neighborhood context description.

Denver Zoning Code Section 3.2.2 states the general purpose of the Residential zone districts as “promot[ing] and protect [ing] residential neighborhoods within the character of the Suburban Neighborhood context.” It accommodates one and two and a half story Suburban Houses oriented towards the street in the single unit districts. This is consistent with the S-SU-F district as it allows for a two and a half story Suburban House and will protect the character of the residential areas in the Suburban neighborhood context.

The specific intent of the S-SU-F zone district is “a single unit district allowing suburban houses with a minimum zone lot area of 8,500 square feet.” (DZC 3.2.2.2.C). The subject site is in an area where Suburban Houses and lots over 8,500 square feet are common. The site at 3178 S. Dayton Ct. is 11,900 square feet with a width of approximately 90 feet. The adopted plan direction recommends allowing detached accessory dwelling units, which the waivers will permit. Therefore, rezoning this site would be consistent with the specific intent of the zone district.

Attachments

1. Application

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"/> Yes - if yes, state the meeting date <u>8/4/2021</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>8/21/2021</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

<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. (Check boxes to affirm.) 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 ___S-SU-F with waivers_____ 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:

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
Gavin Beldt	3178 S. Dayton Ct. Denver, CO 80231 720-201-6378 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

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

Print Summary

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

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

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

Prior Year			
Actual	Assessed	Exempt	
Land		\$215,300	\$15,390 \$0
Improvements		\$189,500	\$13,550
Total		\$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.

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

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

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

Assessed Value for the current tax year

Assessed Land	\$15,390.00	Assessed Improvements	\$13,550.00
Exemption	\$0.00	Total Assessed Value	\$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

2/23/2022

Date