

## Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Daniel Prager	Representative Name	Hillary Haselton - Sapphire Interiors
Address	526 S Vine Street	Address	7059 S Cherry Drive
City, State, Zip	Denver, CO 80209	City, State, Zip	Centennial, CO 80122
Telephone	760.505.3344	Telephone	303.981.3086
Email	dprager@gmail.com	Email	hillary@sapphire-interiors.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 shall provide a written letter authorizing the representative to act on his/her behalf.	
SUBJECT PROPERTY INFORMATION			
Location (address):	526 S Vine Street, Denver, CO 80209		
Assessor's Parcel Numbers:	05141-19-005-000		
Area in Acres or Square Feet:	4,680 sf		
Current Zone District(s):	U-SU-C		
PROPOSAL			
Proposed Zone District:	U-SU-B1		
PRE-APPLICATION INFORMATION			
Did you receive and review the slide deck: "Constructing an Accessory Dwelling Unit"?	<input checked="" type="checkbox"/> <b>Yes - I have received and reviewed this information</b> <input type="checkbox"/> <b>No - I have not received these slides</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>EMAIL - 10/24/22</u> <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. (Check box to the right to affirm) 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> 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> 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>Neighborhood/ Small Area Plan (list all, if applicable): <u>Washington Park East</u></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"/> <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 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"/> <b>Justifying Circumstances - One of the following circumstances exists:</b> 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 <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:

**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)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith Josie Q. Smith</i>	01/01/12	(A)	YES
Daniel Prager	526 S Vine Street Denver, CO 80209	100%	<i>Dan Prager</i>	10/25/22	(A)	YES

# 526 S VINE ST

<b>Owner</b>	PRAGER,DANIEL P 526 S VINE ST DENVER, CO 80209-4639
<b>Schedule Number</b>	05141-19-005-000
<b>Legal Description</b>	BROADWAY HEIGHTS 2ND FLG B19 L7 & N/2 OF L8
<b>Property Type</b>	SFR Grade B
<b>Tax District</b>	DENVER

## Print Summary

Property Description			
<b>Style:</b>	15: 2 STORY	<b>Building Sqr. Foot:</b>	1658
<b>Bedrooms:</b>	2	<b>Baths Full/Half:</b>	3/0
<b>Effective Year Built:</b>	1930	<b>Basement/Finish:</b>	1000/500
<b>Lot Size:</b>	4,680	<b>Zoned As:</b>	U-SU-C

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

Current Year			
	Actual	Assessed	Exempt
Land		\$707,800	\$49,190 \$0
Improvements		\$229,900	\$15,980
<b>Total</b>		<b>\$937,700</b>	<b>\$65,170</b>

Prior Year			
	Actual	Assessed	Exempt
Land		\$707,800	\$50,610 \$0
Improvements		\$229,900	\$16,440
<b>Total</b>		<b>\$937,700</b>	<b>\$67,050</b>

## 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 \* **74.618** \*

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	2/16/2022	6/8/2022	
Original Tax Levy	\$2,501.58	\$2,501.58	\$5,003.16
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$2,501.58	\$2,501.58	\$5,003.16
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 ⓘ	N
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: **\$4,594.90**

## Assessed Value for the current tax year

Assessed Land	\$50,610.00	Assessed Improvements	\$16,440.00
Exemption	\$0.00	Total Assessed Value	\$67,050.00

Enclosure: **Written Narrative Explaining Project**

My property at 526 S Vine Street is preparing an application to rezone the lot from U-SU-C to U-SU-B1 for the purposes of building a new detached garage with ADU above for my live-in nanny. I have previously looked at alternative solutions such as digging out and further finishing the basement and an addition. Due to the unique style and age of my home these options have been deemed too intrusive. I now have two baby girls and a live-in nanny for whom I would like to make her own living space as soon as possible.

Daniel Prager  
526 S Vine Street  
Property Owner

# R.E.P.O.R.T

## LAND SURVEYING

5460 WARD ROAD + SUITE 160  
ARVADA, COLORADO 80002  
(303) 420-4788

### IMPROVEMENT LOCATION CERTIFICATE

CLIENT DANIEL PRAGER

ADDRESS 526 S. VINE STREET

NAME PRAGER

### LEGAL DESCRIPTION (PER CLIENT)

LOT 7 AND THE NORTH 1/2 OF LOT  
8, BLOCK 19,  
BROADWAY HEIGHTS, 2ND FILING,  
CITY AND COUNTY OF DENVER,  
STATE OF COLORADO

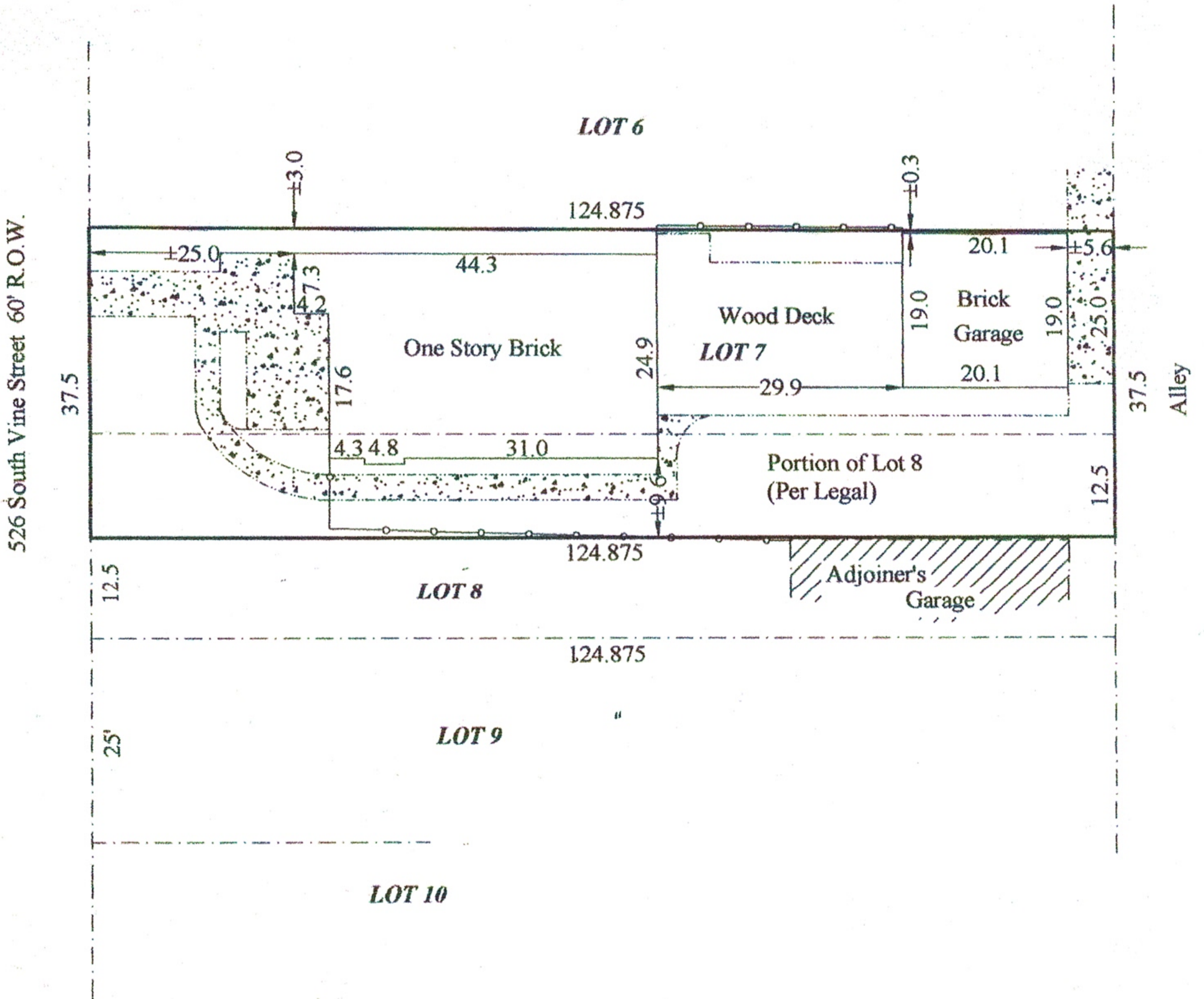
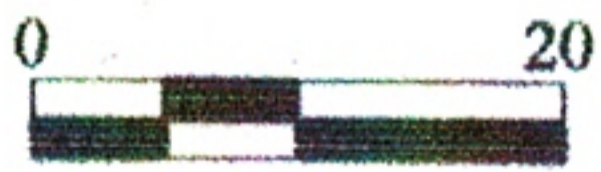
#### NOTES:

1. Certificate is based on control as shown, an Improvement Survey Plat is recommended for precise location of improvements
2. Location of fence lines, if shown, are approximate.
3. Significant snow cover at time of certificate. Existing flatwork was located as accurate as possible.

#### LEGEND

- Fence Line
- ✦ Found Chiseled Cross in Concrete
- Flagstone
- Concrete

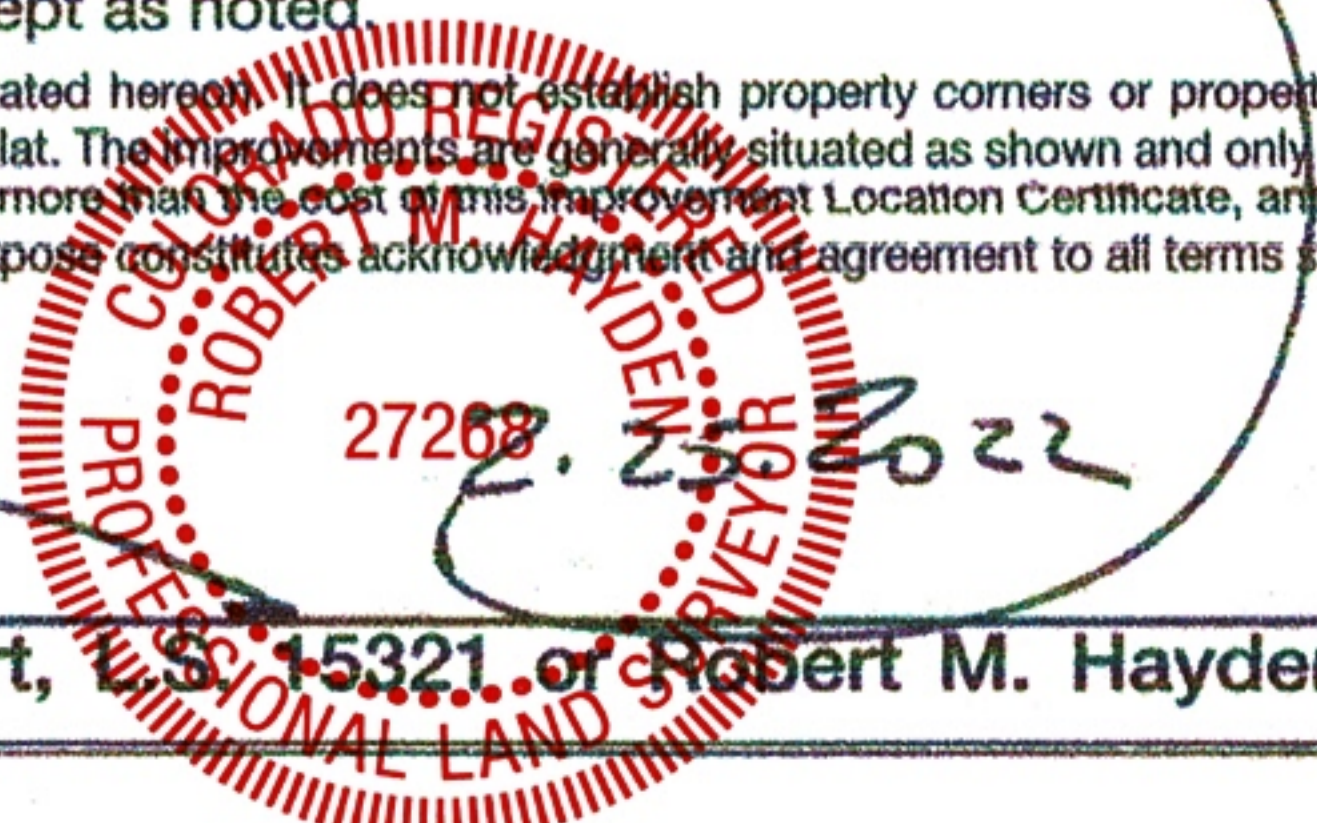
Scale: 1"=20'



On the basis of my knowledge, information and belief, I hereby certify that this improvement location certificate was prepared for **DANIEL PRAGER**, that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. I further certify that the improvements on the above described parcel on this date, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

NOTICE: This improvement location certificate is prepared for the sole purpose of use by parties stated hereon. It does not establish property corners or property lines. A more precise relationship of the improvements to the boundary lines can be determined by an Improvement Survey Plat. The improvements are generally situated as shown and only apparent improvements and encroachments are noted. R.E. PORT & ASSOCIATES INC and Robert E. Port will not be liable for more than the cost of this Improvement Location Certificate, and then only to the parties specifically shown hereon. Acceptance and/or use of this Improvement Location Certificate for any purpose constitutes acknowledgment and agreement to all terms stated hereon.

NOTE:  
SURVEY IS DRAWN USING  
PLATTED ANGLES OR  
BEARINGS AND DIMENSIONS



Robert E. Port, S. 15321, or Robert M. Hayden, L.S. 27268



Enclosure: **Summary of Outreach Efforts**

Below is a copy of the letter sent to Councilman Kashmann on October 24, 2022 via email. A similar letter was sent to the Washington Park East Neighborhood Association (WPENA) via their website on October 24, 2022. Additionally, a letter was given or left with 30 neighbors addresses on the surrounding block of Vine and Gaylord on Thursday, October 20th.

*This letter is meant to inform you that Daniel Prager's property at **526 S Vine Street** is preparing an application to rezone the lot from U-SU-C to U-SU-B1 for the purposes of building a new detached garage with ADU above for his live-in nanny. We have previously looked at alternative solutions such as digging out and further finishing the basement and an addition. Due to the unique style and age of the home these options have been deemed too intrusive. Daniel now has two baby girls and a live-in nanny for whom the goal is to make her own living space as soon as possible.*

*This rezone effort is consistent with Denver's adopted plans Blueprint Denver & Comprehensive Plan 2040 with their efforts to promote public interests. The neighborhood is predominantly single unit with some two units use nearby and a pattern of smaller lots with similar uses in the surrounding blocks.*

*We're aware of your concern for short term rentals with ADU builds, so please know that the intention of this ADU build is for the purposes of providing viable accommodations for my growing family. Daniel does not intend to rent it out in any form.*

Please feel free to reach out with any other questions regarding these outreach efforts.

From:

Daniel P. Prager  
526 S Vine Street  
Denver, CO 80209  
760.505.3344  
[dpprager@gmail.com](mailto:dpprager@gmail.com)

To:

City of Denver Community Planning & Development  
201 W Colfax Ave. Dept 205  
Denver, Co 80202  
720.865.2974  
[rezoning@denvergov.org](mailto:rezoning@denvergov.org)

Date: October 24, 2022

**Subject: Letter of Authorization to Represent Property Owner**

Dear Denver Community Planning & Development,

I, Daniel Prager, hereby authorize, Hillary Haselton of Sapphire Interiors, to conduct all activities regarding the rezoning application of my property at 526 S Vine Street for the purposes of rezoning from U-SU-C to U-SU-B1. Hillary is authorized to and fill the forms, be present at meetings, and sign all the documents on my behalf regarding rezoning.

This letter of authorization will be in effect from October 2022 to October 2023. If you have any questions, feel free to contact me at 760.505.3344 for any further clarification needed.

Sincerely,

A handwritten signature in black ink that reads "Daniel Prager". The signature is written in a cursive, flowing style.

Daniel P. Prager