



## Zone Map Amendment (Rezoning) - Application

<b>PROPERTY OWNER INFORMATION*</b>		<b>PROPERTY OWNER(S) REPRESENTATIVE**</b>	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		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. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
<b>SUBJECT PROPERTY INFORMATION</b>			
Location (address):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
<b>PROPOSAL</b>			
Proposed Zone District:			
<b>PRE-APPLICATION INFORMATION</b>			
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"/> <b>Yes - State the contact name &amp; meeting date</b> _____ <input type="checkbox"/> <b>No - Describe why not (in outreach attachment, see bottom of p. 3)</b>	
Did you contact the City Council District Office regarding this application ?		<input type="checkbox"/> <b>Yes - if yes, state date and method</b> _____ <input type="checkbox"/> <b>No - if no, describe why not (in outreach attachment, see bottom of p. 3)</b>	

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)	
<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm <b>and</b> include sections in the review criteria narrative attachment</p>	<p><input 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>Please provide a review criteria narrative attachment describing <b>how</b> the requested zone district is consistent with the policies and recommendations found in <b>each</b> of the adopted plans below. Each plan should have its' own subsection.</p> <p><b>1. Denver Comprehensive Plan 2040</b></p> <p>In this section of the attachment, describe <b>how</b> 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><b>2. Blueprint Denver</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, 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><b>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</b></p> <hr/>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B &amp; C</p> <p>Check boxes to the right to affirm <b>and</b> include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input 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 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>In the review criteria narrative attachment, please provide an additional section describing <b>how</b> the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box <b>and</b> include a section in the review criteria narrative attachment.</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error;</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact;</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to , steep slopes, floodplain, unstable soils, and inadequate drainage;</p> <p><input type="checkbox"/> 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> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (overlay Zone Districts) of this Code.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><input 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>In the review criteria narrative attachment, please provide a separate section describing <b>how</b> 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.

**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)
- Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged )
- 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 document is required.)
- 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) (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</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES
	959 & 971 S. Wolff Street Denver, CO 80219 (303) 562-6174 leeroe0@gmail.com		<i>Lee</i> <i>Roe</i>			

## Legal Description

959 & 971 S. Wolff St

LOTS 22, 23, AND 24. BLOCK 6. KENTUCKY GARDENS. CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Also known by street and number as: 959 & 971 SOUTH WOLFF STREET, DENVER, CO 80219

# 959 S WOLFF ST

<b>Owner</b>	ROE,RODNEY L 7480 W 9TH AVE LAKEWOOD, CO 80214-4522
<b>Schedule Number</b>	05183-08-009-000
<b>Legal Description</b>	L 22 BLK 6 KENTUCKY GARDENS
<b>Property Type</b>	SFR Grade D or E
<b>Tax District</b>	DENVER

**Print Summary**

Property Description			
<b>Style:</b>	13: 1 STORY	<b>Building Sqr. Foot:</b>	651
<b>Bedrooms:</b>	2	<b>Baths Full/Half:</b>	1/0
<b>Effective Year Built:</b>	1939	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	12,500	<b>Zoned As:</b>	E-SU-G

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

Current Year			
	Actual	Assessed	Exempt
Land		\$212,800	\$10,570 \$0
Improvements		\$161,600	\$10,830
<b>Total</b>		<b>\$374,400</b>	<b>\$21,400</b>

Prior Year			
	Actual	Assessed	Exempt
Land		\$202,200	\$14,050 \$0
Improvements		\$59,800	\$4,160
<b>Total</b>		<b>\$262,000</b>	<b>\$18,210</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 \* **79..525** \*

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	<b>Installment 1 (Feb 28 Feb 29 in Leap Years)</b>	<b>Installment 2 (Jun 15)</b>	<b>Full Payment (Due Apr 30)</b>
<b>Date Paid</b>	7/1/2023	7/1/2023	
<b>Original Tax Levy</b>	\$724.07	\$724.07	\$1,448.14
<b>Liens/Fees</b>	\$5.00	\$0.00	\$5.00
<b>Interest</b>	\$21.74	\$21.74	\$43.48
<b>Paid</b>	\$750.81	\$745.81	\$1,496.62
<b>Due</b>	\$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.

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

Real estate property taxes paid for prior tax year: **\$1,398.34**

### Assessed Value for the current tax year

<b>Assessed Land</b>	\$14,050.00	<b>Assessed Improvements</b>	\$4,160.00
<b>Exemption</b>	\$0.00	<b>Total Assessed Value</b>	\$18,210.00

# 971 S WOLFF ST

<b>Owner</b>	ROE,RODNEY 959 S WOLFF ST DENVER, CO 80219-3135
<b>Schedule Number</b>	05183-08-010-000
<b>Legal Description</b>	L 23 & 24 BLK 6 KENTUCKY GARDENS
<b>Property Type</b>	SFR Grade D or E
<b>Tax District</b>	DENVER

**Print Summary**

Property Description			
<b>Style:</b>	13: 1 STORY	<b>Building Sqr. Foot:</b>	619
<b>Bedrooms:</b>	2	<b>Baths Full/Half:</b>	1/0
<b>Effective Year Built:</b>	1936	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	25,000	<b>Zoned As:</b>	E-SU-G

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

Current Year			
	Actual	Assessed	Exempt
Land		\$387,800	\$22,300 \$0
Improvements		\$20,100	\$1,350
<b>Total</b>		<b>\$407,900</b>	<b>\$23,650</b>

Prior Year			
	Actual	Assessed	Exempt
Land		\$368,400	\$25,600 \$0
Improvements		\$1,000	\$70
<b>Total</b>		<b>\$369,400</b>	<b>\$25,670</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 \* **79..525** \*

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	<b>Installment 1 (Feb 28 Feb 29 in Leap Years)</b>	<b>Installment 2 (Jun 15)</b>	<b>Full Payment (Due Apr 30)</b>
<b>Date Paid</b>	10/23/2023	10/23/2023	10/23/2023
<b>Original Tax Levy</b>	\$1,020.71	\$1,020.71	\$2,041.42
<b>Liens/Fees</b>	\$10.00	\$0.00	\$10.00
<b>Interest</b>	\$61.26	\$61.26	\$122.52
<b>Paid</b>	\$1,091.97	\$1,081.97	\$2,173.94
<b>Due</b>	\$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.

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

Real estate property taxes paid for prior tax year: **\$1,970.68**

### Assessed Value for the current tax year

<b>Assessed Land</b>	\$25,600.00	<b>Assessed Improvements</b>	\$70.00
<b>Exemption</b>	\$0.00	<b>Total Assessed Value</b>	\$25,670.00

**Letter of Authorization**

Rod Roe

May 15, 2023

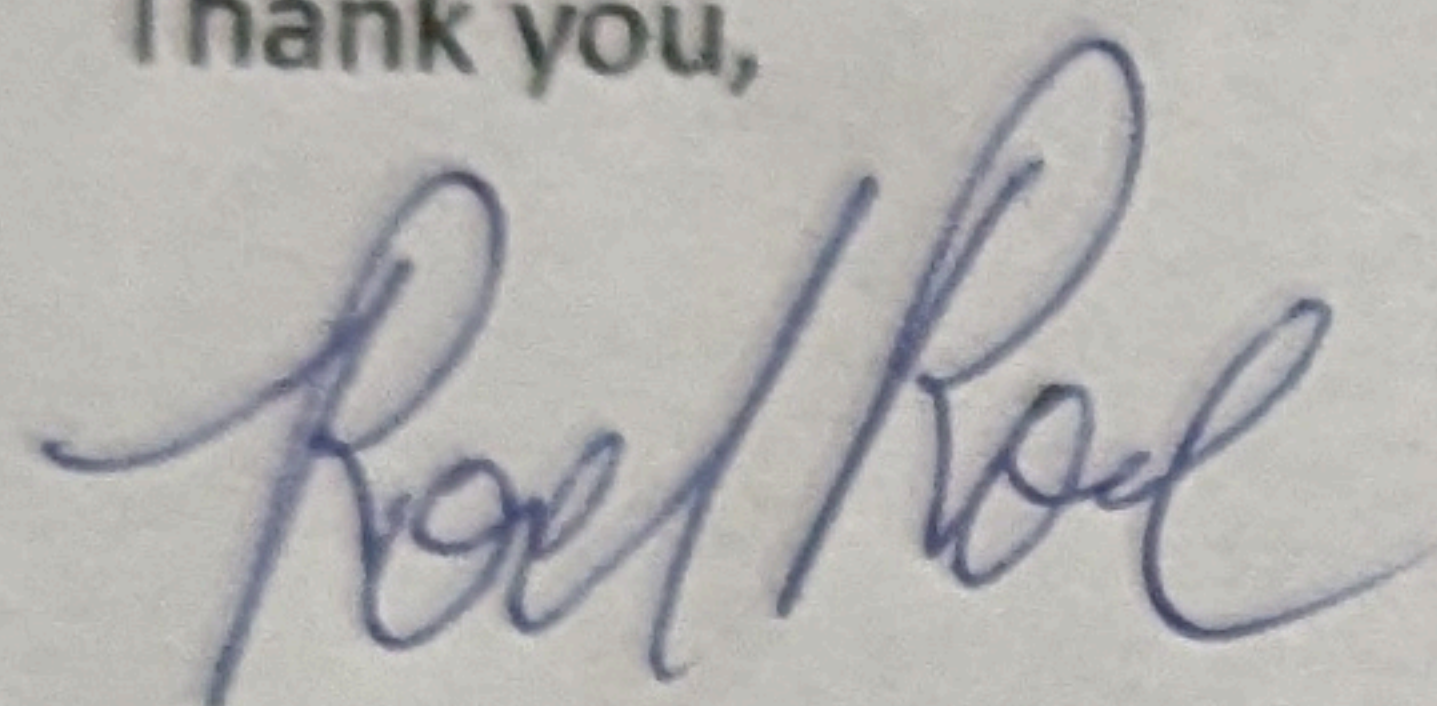
7480 ½ W. 9<sup>th</sup> Ave.

Lakewood, Co. 80214

To whom it may concern,

I, Rod Roe, hereby authorize Lee Roe to represent myself within the rezoning application for my properties addressed at 971 & 959 South Wolff Street, Denver, Colorado 80219.

Thank you,

A handwritten signature in blue ink that reads "Rod Roe". The signature is written in a cursive style with a large, looped "R" at the beginning.

Rod Roe

# 959 & 971 South Wolff Street Narrative

## General Review Criteria DZC Sec. 12.4.10.7.A

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.

### 1. Denver Comprehensive Plan 2040

A map amendment from E-SU-G to the proposed E-TU-C of the property fits with the Denver Comprehensive Plan in many ways. It will allow us to have more homes near transit that's already in place, create a greater mix of housing, and we will be adding homes where the infrastructure and services are in place already. These are listed in the examples below from the Denver Comprehensive Plan 2040.

- Equity goals
  - 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 A – Create a greater mix of housing options in every neighborhood for all individuals and families(p.28)
- Climate goals
  - Environmentally Resilient Goal 8, Strategy A- Promote infill development where infrastructure and services are already in place (p.54).
  - Environmentally Resilient Goal 8, Strategy B- Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).

### 2. Blueprint Denver

These examples pulled from Blueprint Denver all support our desired zoning change. The neighborhood context lists that the area supports 2-unit residential, and the Future place type section states the same for the property. The E-TU-C zoning of the property fits Blueprints growth strategy by adding a small amount of growth that will strengthen the existing character of this neighborhood. The adjacent street types are "local streets" and support E-TU-C zoning. This rezoning will allow duplexes in area identified as residential low providing more housing types in the area which goes along with the plan polices and strategies.

- The neighborhood context

Urban Edge: Contains elements of the suburban and urban contexts. Small multi-unit residential and commercial 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 generally set back farther from the street

- **The future place type**  
 Future Places: Low Residential “Predominately single- and two-unit uses on small or medium lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible. Some civic and institutional uses are compatibly integrated throughout and limited mixed-use can occur along arterial and collector streets, as well as where commercial uses have been already established. Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional residential intensity. Low to medium buildings coverage. Building are generally up to 2.5 stories in height.” (pg. 214)
- **The 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 property is part of the “All other areas of the city” growth area. These areas anticipate experiencing around 20 percent of new housing growth and 10 percent of new employment growth by 2040 (p. 51). This growth area contains “mostly residential areas with embedded local centers and corridors (that) take a smaller amount of growth intended to strengthen the existing character of our neighborhoods” (p. 49).
- **Adjacent street types**  
 The adjacent street types to this property are all identified as “local streets” which does not impact the type of zone district and E-TU-C is an appropriate zone district for this street type.
- **Plan polices and strategies**  
 Land Use Housing Recommendation #2 Diversify housing options by exploring opportunities to integrate missing middle housing into low and low-medium residential areas.

### 3. **Westwood Plan**

The Westwood Neighborhood Plan (2016) map currently shows the property as Single Family/Duplex. Therefore, the amendment to E-TU-C is already an appropriate zoning for the neighborhood plan.

General Review Criteria: DZC Sec. 12.4.10.7. B & C

I believe the proposed official map amendment furthers the public health, safety, and general welfare of the City by simply allowing for more housing with our ever growing population.

#### **DZC Sec. 12.4.10.8**

#### **Justifying Circumstances**

I believe the city adopted plans speak for Justifying Circumstances. As well as I believe the changed or changing conditions in our city based on growth are Justifying Circumstances as well.

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.

- a) The rezoning aligns with the proposed district neighborhood context description simply because it is stated in Section 4.1.1 General Character, “The Urban Edge Neighborhood Context is primarily single-unit and two-unit residential uses.”
- b) The rezoning aligns with the general purpose statement 4.2.2.1 General Purpose, section B.” The standards of the two-unit and row house districts promote existing and future patterns of low scale multi unit building forms that typically address the street in the same manner as an urban house building form.”
- c) The rezoning aligns with the specific intent statement “E-TU-C allows up to two units on a minimum zone lot area of 5,500 square feet and accessory dwelling units. Allowed building forms are the urban house, detached accessory dwelling unit, duplex, and tandem house building forms.” The proposed property exceeds minimum zone lot area currently.

### **Reason for Request**

In June of 2022 there was a fire that totaled the home at 971 S. Wolff. Since we have struggled to find the right path forward. Not knowing what, if anything, to do with our property there. After having a few preapplication meetings with the zoning department we have decided that doing a map amendment to E-TU-C would allow us as a family to turn this event into a positive situation. The proposed zoning would allow us to build enough units to live there together as a family. We would be able to have a home for my father, Rod(owner), as well as individual homes for my brother and I, and our ever-growing family. This is one of the places I grew up and have my earliest memories of. We wish to improve it and to make it a place where we can have our family together comfortably. Thank you for your consideration.

### **Community Outreach**

My community outreach on this is ongoing. Since I am not currently living on the property, talking to neighbors about this has had its challenges. I have taken the opportunity of this process to go door to door and speak with whom I could. All the neighbors I have spoken with have told me they are in support of my plans. I also have left leaflets with the neighbors I haven't had a chance to speak with. Below is the leaflet.

*. Hello neighbor,*

*My name is Lee Roe, my family owns 959 & 971 S Wolff St, and we are working with the city's zoning department to change the zoning of our property to allow duplex's. This is a public process and during this time the city will be sending out notifications about it and there will be public hearings with the city council. I am leaving you this note with my contact information so if there is anything you'd like to discuss with me about this we can have that opportunity. Thank you and see you around.*

*Lee Roe*

*[leeroe0@gmail.com](mailto:leeroe0@gmail.com)*

*303-562-6174*

On January 9<sup>th</sup> I sent emails to all the RNO's (registered neighborhood organizations) of the area listed on the city website. Some had no reply, and some had a reply along the lines of the we receive a high volume of emails and will get back to me. Westwood Community Action Team (RNO that I learned of through our

City Council Office), I contacted on Jan.18<sup>th</sup>. They asked for a copy of the application stating they had not yet seen it and I have since sent it. Below is a copy of the email I sent to all RNO's.

Hello,

I uncertain if I may have reached out before. I am planning on filling an application to change the current zoning at 959 & 971 S Wolff St from the current E-SU-G to E-TU-C. I understand as a RNO you may have some valuable input on this, as well as some questions or concerns. Please feel free to email [leeroe0@gmail.com](mailto:leeroe0@gmail.com), or call me 303-562-6174 about this. Thank you for your time.

Thanks,  
Lee Roe

When we, my father and I, had first considered rezoning in late 2022, I was encouraged to reach out to the City Council District Office during a preapplication meeting. I had a very insightful video call on January 27, 2023, with Jamie Torres where many things were brought to my attention I could have easily overlook, such as Fire Department access (very important to me considering the circumstances that brought me here). Since I have taken a long time to apply for the zoning amendment, her office and I have corresponded through email to stay up to date on this application. As I have struggled to put this application together Jamie Torres and her office were very helpful, as well as everyone in I've had the pleasure of working with in the Denver Zoning Department.