



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	Benjamin Cornish Christine Roe	Representative Name	
Address	4144 Hooker St	Address	
City, State, Zip	Denver, CO 80211	City, State, Zip	
Telephone	720-840-4938	Telephone	
Email	jumpcut_us@yahoo.com	Email	
*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
Please attach Proof of Ownership acceptable to the Manager 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.			
SUBJECT PROPERTY INFORMATION			
Location (address):	4144 Hooker St Denver, CO80211		
Assessor's Parcel Numbers:	0220314007000		
Area in Acres or Square Feet:	6250 sq ft or .14 acres		
Current Zone District(s):	U-SU-C		
PROPOSAL			
Proposed Zone District:	U-SU-C1		
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>09/09/2020</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>12/12/2019</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>Housing an Inclusive Denver The proposed map amendment is consistent with <i>Housing an Inclusive Denver</i>, including: Attainable Homeownership, Recommendation 1: “Promote programs that help households maintain their existing homes. The City and its partners should target existing homeowner rehabilitation programs to residents in vulnerable neighborhoods, promote financial literacy education for prospective and existing homeowners, and promote the development of accessory dwelling units as a wealth-building tool for low and moderate-income homeowners” (p. 14).</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 <i>Blueprint Denver</i> 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 Rezoning: 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 _____ 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 (required to be separate attachment in Microsoft Word document format.)
- Proof of Ownership Document (e.g. Assessor’s record, property deed, etc.)

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:

Document showing consistency



REZONING GUIDE

ADU Rezoning Application Page 4 of 4

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
<i>Benjamin P Carmish</i> <small>Benjamin P Carmish and Christine L Roe</small> <i>Christine L Roe</i>	<i>4144 Hooker St</i> <i>Denver, CO</i> <i>80211</i> <small>4144 Hooker St Denver, CO 80211 720-840-9938</small>	100%	<i>[Signature]</i> <i>[Signature]</i>	09/09/20	(A)	<i>No</i> YES
	<i>720 840-4938</i>					

Last updated: June 9, 2020

Return completed form to rezoning@denvergov.org

201 W. Colfax Ave., Dept. 205
Denver, CO 80202
720-865-2974 • rezoning@denvergov.org

LEGAL DESCRIPTION:

LOTS 13 and 14, BLOCK 3, HARKNESS HEIGHTS, CITY AND COUNTY OF DENVER,
STATE OF COLORADO

4144 N HOOKER ST

Owner ROE,CHRISTINE L &
CORNISH,BENJAMIN P
4144 HOOKER ST
DENVER , CO 80211-1622

Schedule Number 02203-14-007-000

Legal Description HARKNESS HEIGHTS 02203 B3 L13 & 14

Property Type RESIDENTIAL

Tax District DENV

Print Summary

Property Description

Style:	ONE-STORY	Building Sqr. Foot:	1720
Bedrooms:	3	Baths Full/Half:	2/1
Effective Year Built:	1912	Basement/Finish:	449/307
Lot Size:	6,250	Zoned As:	U-SU-C

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

Current Year

Actual	Assessed	Exempt	
Land		\$421,600	\$30,140 \$0
Improvements		\$208,500	\$14,910

Total	\$630,100	\$45,050
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Prior Year			
Actual	Assessed	Exempt	
Land	\$421,600	\$30,140	\$0
Improvements	\$208,500	\$14,910	
Total	\$630,100	\$45,050	

Real Estates Property Taxes for current tax year

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	2/21/2020	6/10/2020	
Original Tax Levy	\$1,624.41	\$1,624.41	\$3,248.82
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$1,624.41	\$1,624.41	\$3,248.82
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, c

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	Y	Scheduled to be Paid by Mortgage Company ⓘ	Y
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: **\$3,209.87**

Assessed Value for the current tax year

Assessed Land	\$30,140.00	Assessed Improvements	\$14,910.00
Exemption	\$0.00	Total Assessed Value	\$45,050.00

Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans.

The proposed zoning amendment of 4144 N. Hooker St. is consistent with the Blueprint Denver 2019, Public Review Draft 2, 1/7/2019. Recommendations, Land Use and Built Form Housing Page 82. Our proposed amendment is consistent with all eight recommendations listed.

Point 1. Revise city regulations to respond to the demands of Denver's unique and modern housing needs. Our request for a rezoning is consisting with and a real life response to the city revising its regulations to respond to the demands of Denver's unique housing needs.

Point 2. Diversify housing options by exploring opportunities it integrates missing middle housing into low- and low-medium residential areas. Approving our rezoning request will create a multigenerational living opportunity.

Point 3. Incentivize the preservation and reuse of existing smaller and affordable Homes. Our home was built in 1912. It is a typical Denver Bungalow. It is a small and modest home. Approving our rezoning request will help preserve our modest and affordable Denver Bungalow.

Point 4. Diversify housing choices through the expansion of accessory dwelling units throughout all residential areas. Obviously allowing an ADU where they have not been allowed will diversify housing choices in our neighborhood.

Point 5. Remove barriers to constructing accessory dwelling units and create context-sensitive form standards. Our property currently has a two story garage that could be converted into an ADU if it were permitted.

Point 6. Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities. Our home is three blocks from 38th avenue. 38th Avenue is a traffic collector. It is also two blocks from 44th Avenue the route of RTD's East and West bound 44. There is an eastbound down town bus stop two blocks from our home. Allowing an ADU on properties adjacent to public transportation corridors will help preserve the character and charm of Harkness Heights.

Point 7. Expand family friendly housing throughout the city. Our proposed rezoning will create a multigenerational family housing opportunity. As covered in points 2 and 3, our proposed amendment will assure the preservation of our home as it currently exists. It will also create a one bedroom, one bath dwelling unit. A situation perfect for a family with a working adult child or an aging parent.

Point 8. Capture 80 percent of new housing growth in regional centers, community centers and corridors, high intensity residential areas, greenfield residential areas and certain districts. Our home is just three blocks from the 38th avenue business district and

three block from the Federal Boulevard business district. Allowing our proposed amendment which is both on a transportation corridor and near a community center would help achieve this 80 percent goal.

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.

The proposed amendment of our current zoning of U-SU-C to U-SU-C1 is only a minor zoning adjustment. The current zoning allows for accessory buildings of which the majority are garages. Additionally our lot size of 6,250 or .14 acres exceeds the minimum requirement for an ADU. Our vision for the garage with an apartment on top would be considered a one and a half story home and would complement the main house. Our complete vision is for the roof line of our ADU to match the gables and brickwork of our Denver Bungalow. Finally there are already non-conforming ADUs both down the alley and to the West. The addition of this proposed ADU would pair up nicely with the existing ADUs.

Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety and general welfare of the city. The proposed amendment of our current zoning would further the public health, safety and general welfare of the city by providing an additional and affordable unit of housing where there was only one unit of housing.

- Our vision for this ADU is to have a full time tenant living in this studio apartment. Skinner Middle School and Columbian Elementary are within walking distance from this location. I would give preference to any qualified, prospective tenant who desired to live in the neighborhood where they worked.
- As mentioned previously this additional dwelling unit is located on a major bus route. Depending upon the tenant, an additional car might not even be necessary.
- Finally and perhaps most importantly the business owners of the businesses at 32nd and Lowell and at 38th and Tennyson-would not object to having another customer or two living in the neighborhood. Nor would they object to having more available street parking.

Justifying circumstances; 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 a change may include;

- 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 Chapter 59 zoning.

We think our proposed amendment to our current zoning is justified best with option b.

With the adoption of Blueprint Denver 2019 and its stated noble goal of, “Increasing the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities,” succinctly communicates our justification.

- our home’s proximity to public transportation,
- its location between 38th and 44th Avenue, a traffic collecting corridor,
- its proximity to the Tennyson business district,
- It is only two blocks to Skinner Middle School
- It is only four blocks to Columbian Elementary School
- It is just six blocks to Rocky Mountain Lake Park

Additionally the infrastructure required for an additional unit of housing in our neighborhood already exists. Having another resident using the existing infrastructure just increases the City’s return on investment.

Finally allowing us to make this substantial investment in our property will allow us to participate in Denver’s growth and prosperity.

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.

Harkness Heights is an “Urban” neighborhood as defined by Article 5 of the Denver Zoning Code, June 2010. Urban neighborhoods are characterized by single-unit and two unit residential areas. While there are multiple single family homes in our Neighborhood, there are also many multi-unit properties as well. There are multiple duplexes on 41st ave. There is also a non-conforming ADU in the alley north of our home and two more to the West our home. I can assure you that allowing our proposed amendment would be entirely consistent with the existing neighborhood context.

As stated previously our home is currently zoned U-SU-C, Single Unit C. Such a zoning requires a minimum lot area of 5,500 square feet. Such lots are typically 50 feet wide. Our lot is 6,250 square feet and 50 feet wide.

The zoning we’re seeking is U-SU-C1, Single Unit C1, allowing an urban house and a detached accessory dwelling unit. Such zoning also requires a minimum zone lot area of 5,500 square feet with a 50 foot width.

Considering our lot fits these criteria a variance from the code will not be necessary. These minimum requirements can be found in Article 5.2.2.2 Specific Intent, of the Denver Zoning Code. I cut and pasted them here for your convenience.

A. Single Unit C (U-SU-C) U-SU-C is a single unit district allowing urban houses with a minimum zone lot area of 5,500 square feet. Blocks typically have a consistent pattern of 50 foot wide lots.

B. Single Unit C1 (U-SU-C1) U-SU-C1 is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 5,500 square feet. Blocks typically have a consistent pattern of 50 foot wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-C but allowing a detached accessory dwelling unit building form in the rear yard.

Our vision is to turn our existing two story garage into an ADU. The ADU would consist of a 400 square foot apartment on top with an office and storage on the lower floor. The garage was built in 1912 and had the top popped in 1921 according to records we found at the Denver Public Library. In preparation for rezoning we have met with Councilwoman Sandoval, contacted The Harkness Heights, HUNI, and Federal Blvd Business District RNO's. We have also contacted our neighbors within 200 feet of us via registered mail.