

## 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	Kevin Jacobe	Representative Name	Kevin Jacobe
Address	4736 Pennsylvania St	Address	4736 Pennsylvania St
City, State, Zip	Denver CO 80216	City, State, Zip	Denver CO 80216
Telephone	712-490-6486	Telephone	303-906-8571
Email	jacoberealestate@gmail.com	Email	jacoberealestate@gmail.com
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
SUBJECT PROPERTY INFORMATION			
Location (address):	4736 Pennsylvania St Denver, 80216		
Assessor's Parcel Numbers:	02221-03-009-000		
Area in Acres or Square Feet:	6,250		
Current Zone District(s):	E-SU-D		
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"/> <b>Yes - if yes, state the meeting date</b> <u>Michael Walton 6/7/21</u> <input type="checkbox"/> <b>No - if no, describe why not</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>6/7 email response from Brea Zeise</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>Globeville Neighborhood Plan</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"/> <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-C1</u> Zone District.</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 (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:

ADU Rezoning Application Page 4 of 4

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
Kevin K Jacobe	4736 Pennsylvania st Denver, CO 80216	100%		8/26/2021	(B)	NO

Last updated: November 10, 2020

Return completed form to rezoning@denvergov.org

Lot 34 and 35,  
Block 3,  
Argo Park,  
City and County of Denver,  
State of Colorado



08/02/2021 01:49 PM  
City & County of Denver  
Electronically Recorded

R \$13.00

WD

D \$24.00



FNTC

File No.: F0717520-141-4SR

**SPECIAL WARRANTY DEED**

**THIS DEED**, Made this **28<sup>th</sup>** day of **July, 2021** between

**Helen Sue Jacobs**

of the City and County of Denver and State of COLORADO, grantor(s), and

**Kevin Karl Jacobs**

whose legal address is **4736 Pennsylvania Street Denver, CO 80216-2738**

of the City and County of Denver, State of Colorado, grantee(s):

**WITNESS**, That the grantor(s), for and in consideration of the sum of Two Hundred Forty Thousand Dollars and No/100's (\$240,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the City and County of Denver, State of COLORADO, described as follows:

Lot 34 and 35, Block 3, Argo Park,  
City and County of Denver, State of Colorado.

also known by street and number as **4736 Pennsylvania Street , Denver, CO 80216-2738**

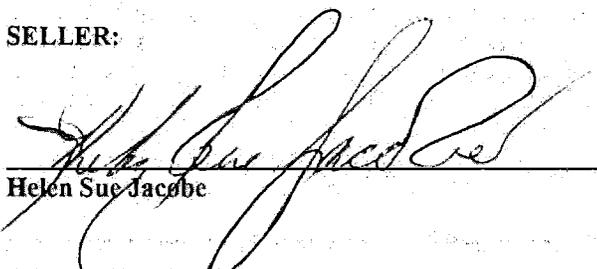
**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the grantee(s), his heirs, and assigns forever. The grantor(s), for himself, his heirs and personal representatives or successors, does covenant and agree that he shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), his heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

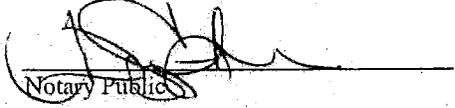
**IN WITNESS WHEREOF**, the grantor(s) has executed this deed on the date set forth above.

**SELLER:**

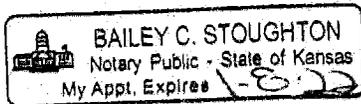
  
\_\_\_\_\_  
Helen Sue Jacobs

STATE OF KANSAS } ss:  
COUNTY OF Russell

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of July, 2021 by **Helen Sue Jacobs**

  
\_\_\_\_\_  
Notary Public

Witness my hand and official seal.  
My Commission expires:





Kevin Jacobe &lt;jacoberealestate@gmail.com&gt;

---

**Property rezoning request**

1 message

---

**Kevin Jacobe** <jacoberealestate@gmail.com>  
To: globevillefirst@gmail.com

Mon, May 31, 2021 at 8:07 PM

Gayle

I hope all is well. I wanted to let you and your organization know that I am filing a rezoning application with the city so I can build an ADU behind my mothers house. This would allow for myself or my sister to have a place to stay while taking care of my mother as she is suffering from dementia. The address in question is 4736 Pennsylvania st, 80216. Please let me know if you have any questions or concerns.

Cheers,

--

 Picture ***OH BY THE WAY, I AM NEVER TOO BUSY FOR YOUR REFERRALS. PLEASE THINK OF ME IF YOU KNOW SOMEBODY LOOKING TO BUY OR SELL A HOME.***

Kevin Jacobe  
KW realty Downtown LLC  
303-906-8571



Kevin Jacobe &lt;jacoberealestate@gmail.com&gt;

---

## Rezoning request

1 message

---

**Kevin Jacobe** <jacoberealestate@gmail.com>  
To: jhenry@jmpacific.com, lorens73mba@hotmail.com

Mon, May 31, 2021 at 8:04 PM

Joseph

I hope all is well. I wanted to let you and your organization know that I am filing a rezoning application with the city so I can build an ADU behind my mothers house. This would allow for myself or my sister to have a place to stay while taking care of my mother as she is suffering from dementia. The address in question is 4736 Pennsylvania st, 80216. Please let me know if you have any questions or concerns.

Cheers,

--  
 Picture ***OH BY THE WAY, I AM NEVER TOO BUSY FOR YOUR REFERRALS. PLEASE THINK OF ME IF YOU KNOW SOMEBODY LOOKING TO BUY OR SELL A HOME.***

Kevin Jacobe  
KW realty Downtown LLC  
303-906-8571



Kevin Jacobs &lt;jacoberealestate@gmail.com&gt;

## Rezoning request

2 messages

**Kevin Jacobs** <jacoberealestate@gmail.com>  
To: district9@denvergov.org

Sun, Jun 6, 2021 at 8:05 PM

Candi

I hope all is well. I wanted to let you and your organization know that I am filing a rezoning application with the city so I can build an ADU behind my mothers house. This would allow for myself or my sister to have a place to stay while taking care of my mother as she is suffering from dementia. The address in question is 4736 Pennsylvania st, 80216. Please let me know if you have any questions or concerns.

Cheers,

--  
 Picture **OH BY THE WAY, I AM NEVER TOO BUSY FOR YOUR REFERRALS. PLEASE THINK OF ME IF YOU KNOW SOMEBODY LOOKING TO BUY OR SELL A HOME.**

Kevin Jacobs  
KW realty Downtown LLC  
303-906-8571

**District 9** <District9@denvergov.org>  
To: Kevin Jacobs <jacoberealestate@gmail.com>

Tue, Jun 8, 2021 at 1:17 PM

Hello Kevin,

Thank you for letting us know. Please feel free to reach out if you run into issues navigating the city processes.

Best regards,

Brea Zeise  
Executive Assistant  
Denver City Council, District 9



**The D9 Team**  
Denver City Council ★ District 9  
2855 Tremont Place, Unit 201  
Denver, CO 80205  
O: 720-337-7709  
District9@denvergov.org

Connect with us! [Twitter](#) ★ [Facebook](#) ★ [Instagram](#)  
[Sign up for our District 9 email list!](#)

**D9 COVID-19 Resources**  
[Sign up for our email list!](#)

\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.

6/9/2021

Gmail - Rezoning request

**From:** Kevin Jacobe <[jacoberealestate@gmail.com](mailto:jacoberealestate@gmail.com)>

**Sent:** Sunday, June 6, 2021 8:05 PM

**To:** District 9 <[District9@denvergov.org](mailto:District9@denvergov.org)>

**Subject:** [EXTERNAL] Rezoning request

[Quoted text hidden]