



TO: Denver City Council
FROM: Francisca Penafiel, Associate City Planner
DATE: November 24, 2021
RE: Official Zoning Map Amendment Application #2021I-00091

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2021I-00091.

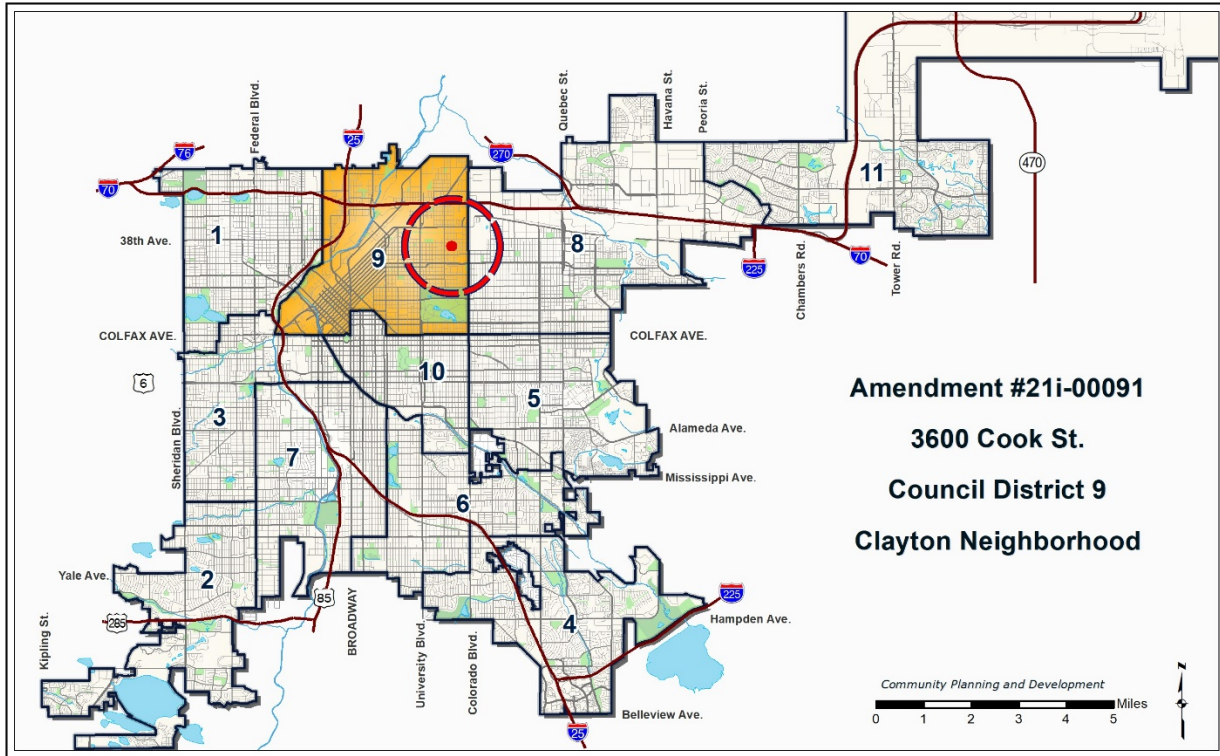
Request for Rezoning

Address:	3600 North Cook Street
Neighborhood/Council District:	Clayton / Council District 9 – Candi CdeBaca
RNOs:	Inter-Neighborhood Cooperation (INC), The Points Historical Redevelopment Corp, East Denver Residents Council, Reclaim the East Side, United Neighbors of Northeast Denver, Denver for ALL, UCAN, Opportunity Corridor Coalition of United Residents, Clayton United, District 9 Neighborhood Coalition, Inc.
Area of Property:	6,250 square feet or 0.14 acres
Current Zoning:	U-SU-B
Proposed Zoning:	U-SU-B1
Property Owner(s):	Matthew and Marisa Gullicksrud
Owner Representative:	Hans Osheim

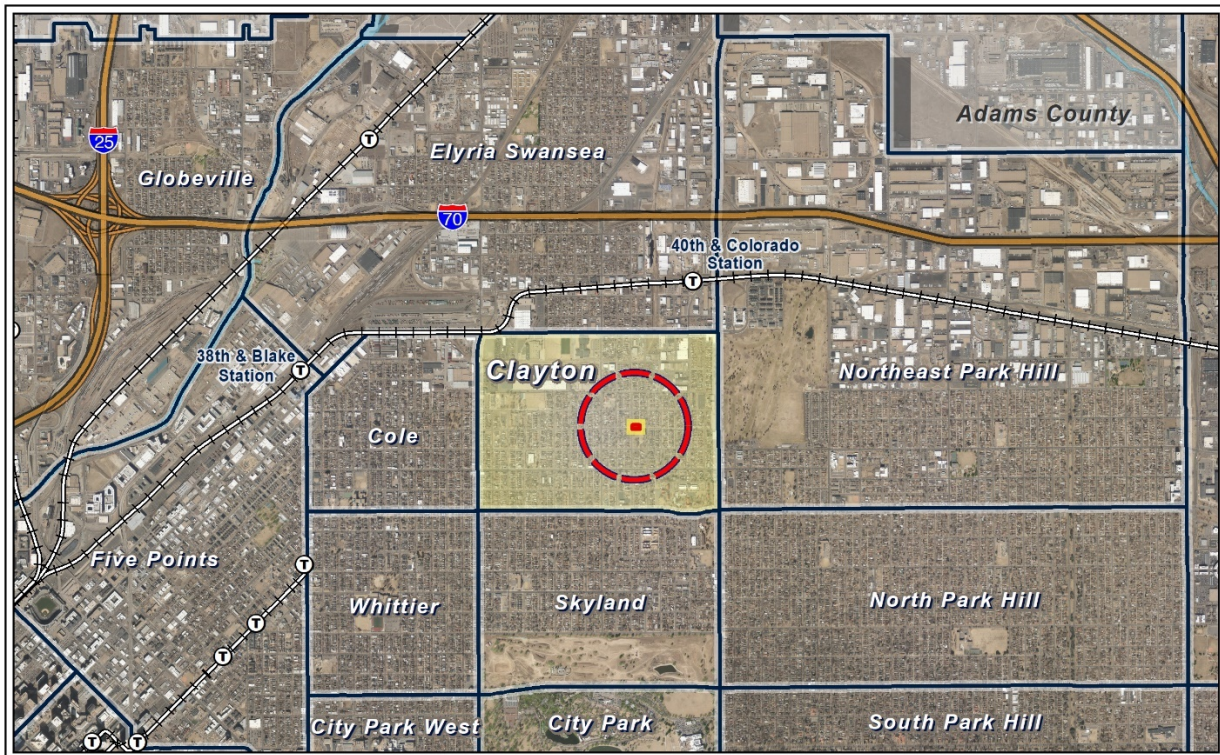
Summary of Rezoning Request

- The subject property contains a single-unit home built in 1886 located at the corner of North Cook Street and East 36th Avenue.
- The property owner is proposing to rezone the property to allow an accessory dwelling unit.
- The proposed U-SU-B1, **U**rbane, **S**ingle-**U**nit, **B1** (4,500 square feet minimum zone lot size allowing accessory dwelling units (ADUs)), zone district is intended for use in the Urban Neighborhood Context which is characterized by single-unit and two-unit uses. Single-unit residential uses are typically located along local and arterial streets and structures are usually the Urban House building form. The maximum height of the Urban House building form is 30 to 35 feet for the front 65% of the zone lot, 17 to 19 feet in the rear 35% of the zone lot. The Detached Accessory Dwelling Unit form can be a maximum height of 24 feet. Further details of the requested zone district can be found in the proposed zone district section of the staff report (below) and in Article 5 of the Denver Zoning Code (DZC).

City Location



Neighborhood Location - Clayton



1. Existing Context

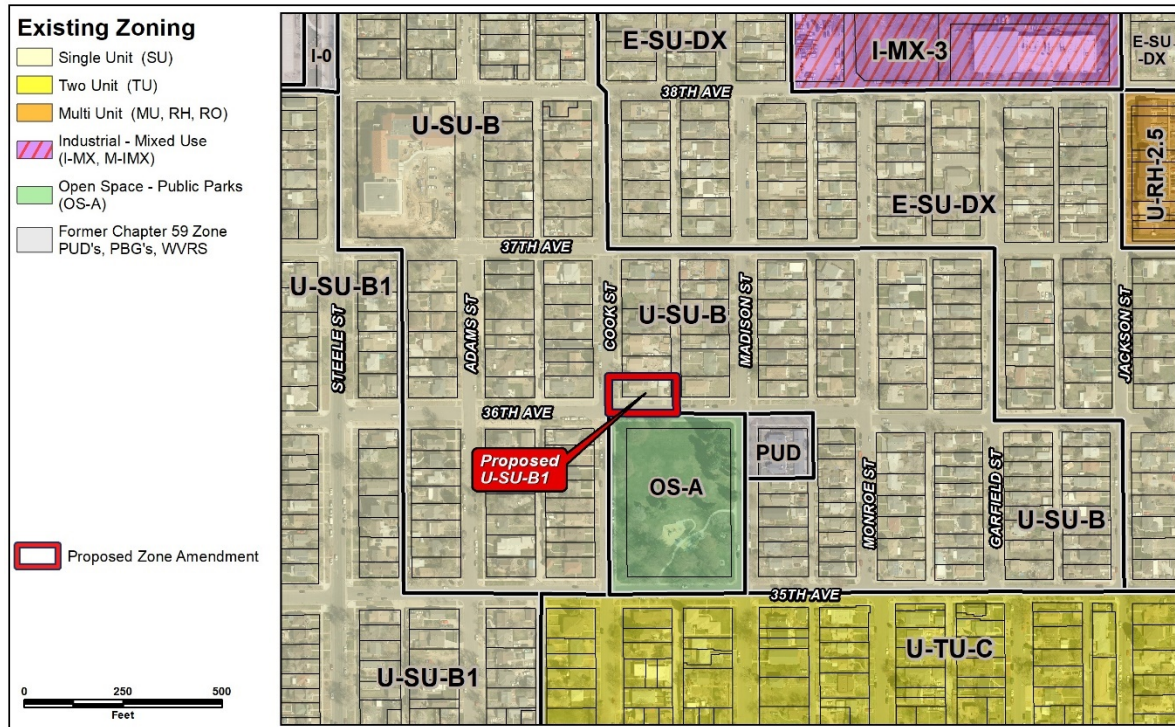


The subject property is in the Clayton statistical neighborhood, which is characterized mostly by single-unit and two-unit residential uses with some multi-unit residential uses along East 35th Avenue and commercial/retail uses along North Colorado Boulevard, there is a pattern of rectangular blocks in a street grid pattern with alley access. The subject property is located across the street from the City of Nairobi public park. The subject property is at the corner of North Cook Street and East 36th Avenue, within walking distance to North Colorado Boulevard, a commercial corridor where RTD bus routes RX and 40 runs north-south, and two blocks north of Bruce Randolph Avenue, where RTD bus route 34 runs east-west. East 35th Avenue is designated as neighborhood shared roadway.

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	U-SU-B	Single-unit Residential	1.5-story brick house with detached garage on 36 th Avenue	Generally regular grid of streets; Block sizes and shapes are consistent and rectangular. Detached sidewalks with tree lawns and existing alleys. Garages and on-street vehicle parking.
North	U-SU-B	Single-unit Residential	1.5 story brick bungalow with attached garage and driveway on Cook Street	
South	OS-A	Single-unit Residential	Public park with playground	
East	U-SU-B	Single-unit Residential	1 -story bungalow with big front and side setback and no detached garage	
West	U-SU-B	Single-unit Residential	1-story bungalow with big front and side setback and a small detached garage	

2. Existing Zoning



The U-SU-B zone district is a single-unit district allowing only the Urban House primary building form on a minimum zone lot of 4,500 square feet. The maximum allowed height is 2.5 stories or 30 to 35 feet in the front 65% of the zone lot, 1 story and 17 to 19 feet in the rear 35% of the zone lot. It 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 Urban Neighborhood Context.

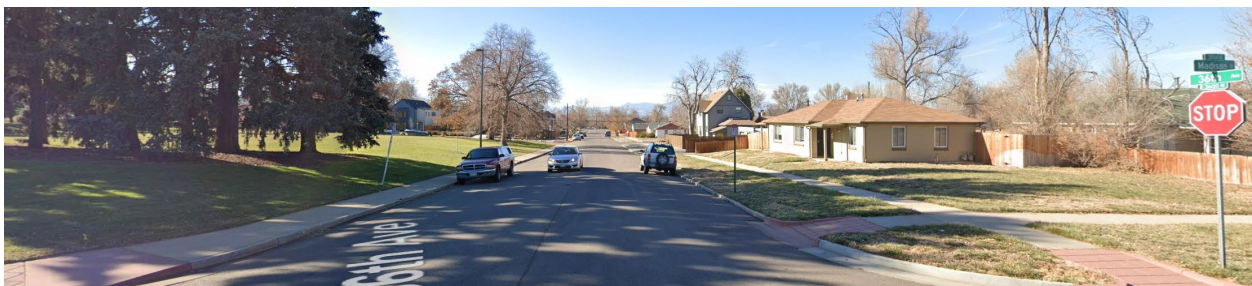
3. Existing Land Use Map



4. Existing Building Form and Scale (all images from Google Maps)



View of the subject property, looking north.



View of the property to the east (other side of the alley), looking west.



View of the property to the north, looking east.



View of the property to the west (other side of North Cook Street), looking west.



View of the City of Nairobi public park to the south (other side of East 36th Ave.), looking southeast.

Proposed Zoning

U-SU-B1 is a single unit zone district with a minimum zone lot of 4,500 square feet that allows only an Urban House primary building form. A variety of residential and civic uses are permitted as primary uses in the U-SU-B1 district. Compared to the U-SU-B district, U-SU-B1 introduces the accessory dwelling unit use and Detached Accessory Dwelling Unit (DADU) building form. The Detached Accessory Dwelling Unit building form has a maximum height of 1.5 stories or 24 feet. A bulk plane that raises 10 feet vertically from the side interior or side street zone lot line, then slopes 45 degrees also applies to the DADU building form. This form also allows an exemption from the 37.5% building coverage standard allowing the lesser of 50% or 500 square feet. For zone lots between 6,000 and 7,000 square feet the ADU building footprint may be a maximum of 864 square feet.

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

Design Standards	U-SU-B (Existing)	U-SU-B1 (Proposed)
Primary Building Forms Allowed	Urban House	Urban House
Maximum Height in Stories/Feet, Front 65% of Zone Lot*	2.5 stories / 30 feet	2.5 stories / 30 feet
Maximum Height in Stories/Feet, Rear 35% of Zone Lot*	1 story / 17 feet	1 story / 17 feet
DADU Maximum Height in Stories/Feet	DADUs not permitted	1.5 stories / 24 feet
Zone Lot (Min.)	4,500 square feet	4,500 square feet
Zone Lot Width (Min.)	37.5 feet	37.5 feet
Primary Street Block Sensitive Setback Required / If not	Yes / 20 feet	Yes / 20 feet
Side Street Setback (Min.) *	5 feet	5 feet
Side Interior Setback (Min.) *	5 feet	5 feet
Rear Alley / No Alley	12 feet / 20 feet	12 feet / 20 feet
Building Coverage per Zone Lot including all accessory structures (Max.), not including exceptions	37.5 %	37.5%
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 width of 50 feet

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.

Development Services - Fire: Approved – No Comments

Denver Public Schools: Approved – No Response.

Development Services - Project Coordination: Approve Rezoning Only - Will require additional information at Site Plan Review

- 1) Future development will require both Zoning and Building Permits approvals.
- 2) Future development will be reviewed by Residential Zoning group and will need to meet the building form standards for the new zone district.

Development Services - Transportation: Approved – No Response.

Development Services - Wastewater: Approved – See Comments Below.

DES Wastewater approves the subject zoning change. The applicant should note that redevelopment of this site may require additional engineering including preparation of drainage reports, construction documents, and erosion control plans. Redevelopment may require construction of water quality and detention basins, public and private sanitary and storm sewer mains, and other storm or sanitary sewer improvements. Redevelopment may also require other items such as conveyance of utility, construction, and maintenance easements. The extent of the required design, improvements and easements will be determined during the redevelopment process. Please note that no commitment for any new sewer service will be given prior to issuance of an approved SUDP from Development Services.

Parks and Recreation: Approved – No Comments.

Public Health and Environment: Approved – No Response.

Public Works – City Surveyor: Approved – Will require additional information at Site Plan Review
Legal description provided matches most recent legal description in chain of title.

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:	08/12/2021
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:	09/21/2021
Planning Board public hearing: (Recommended for approval on consent agenda)	10/06/2021
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:	09/28/2021
Land Use, Transportation and Infrastructure Committee of the City Council:	10/12/2021
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:	11/08/2021
City Council Public Hearing:	11/29/2021

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

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).

U-SU-B1 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 neighborhood. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit homes that currently dominate the Clayton neighborhood.

- Strong and Authentic Neighborhoods Goal 1, Strategy B – *Ensure neighborhoods offer a mix of housing types and services for a diverse population* (p. 34).

The proposed rezoning would allow infill development appropriate for the surrounding neighborhood that broadens the range of housing types available.

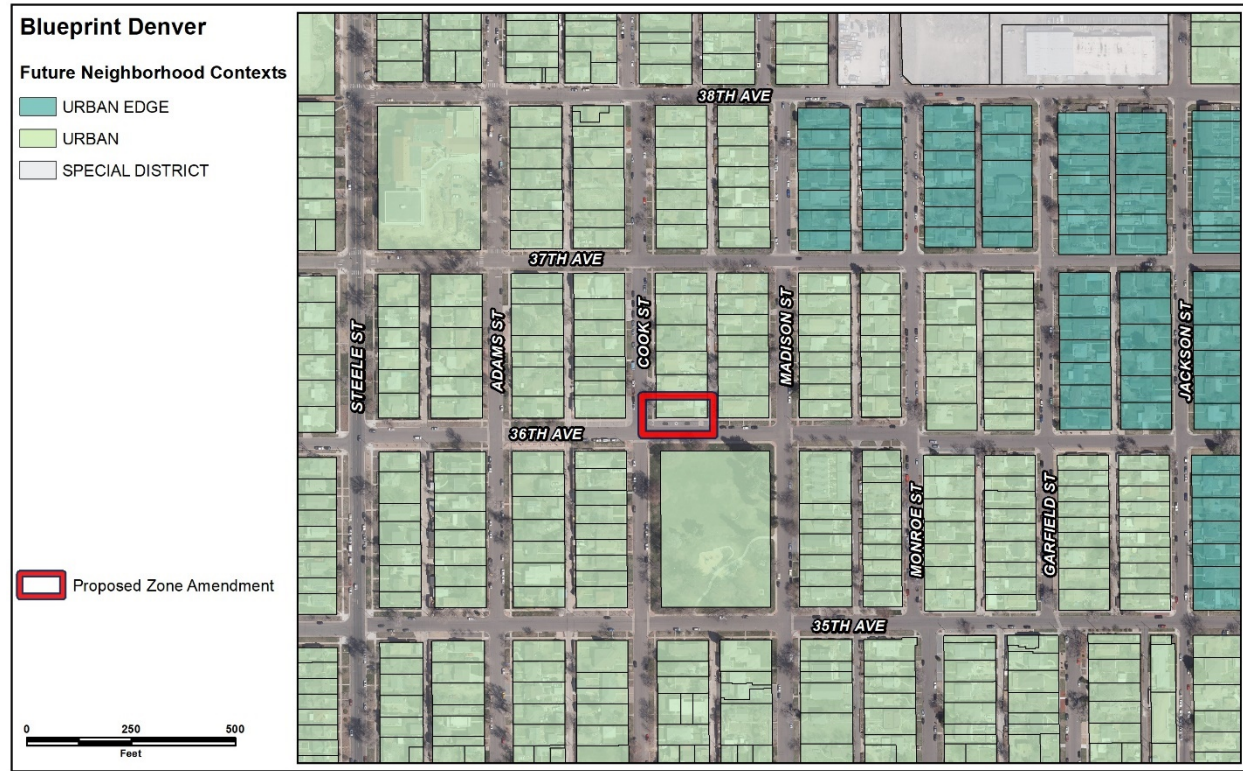
- Environmentally Resilient Goal 8, Strategy A – *Promote infill development where infrastructure and services are already in place* (p. 54).

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

Blueprint Denver

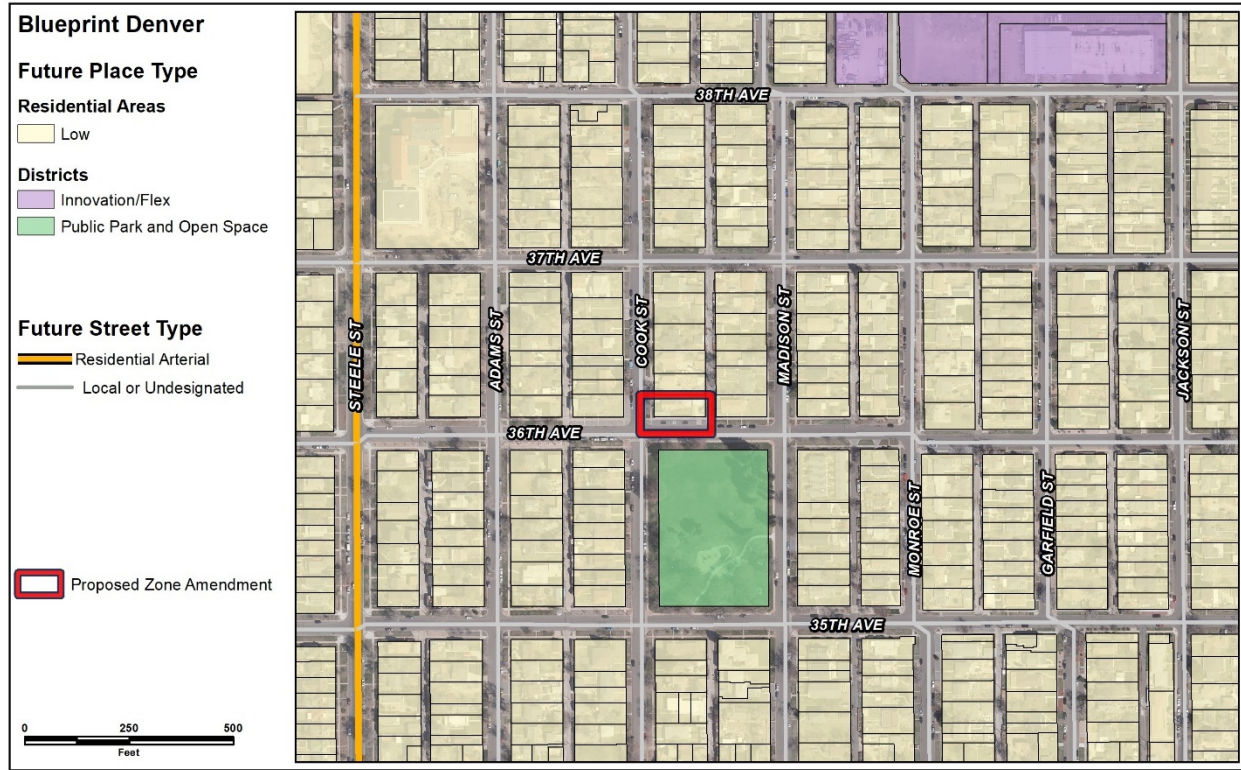
Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city’s land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a Low Residential place within the Urban Neighborhood Context and 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 Urban neighborhood context, the description of which is used to guide appropriate zone districts (p. 66). The Urban neighborhood context is described as containing “small multi-unit residential and low-intensity mixed-use buildings typically embedded in single-unit and two-unit residential areas” with grid block patterns and alley access (p. 222). U-SU-B1 is a zone district within the Urban neighborhood context and is “intended to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context” and “the building form standards, design standards and uses work together to promote desirable residential areas” (DZC 5.2.2.1). U-SU-B1 is consistent with the Blueprint future neighborhood context of Urban 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

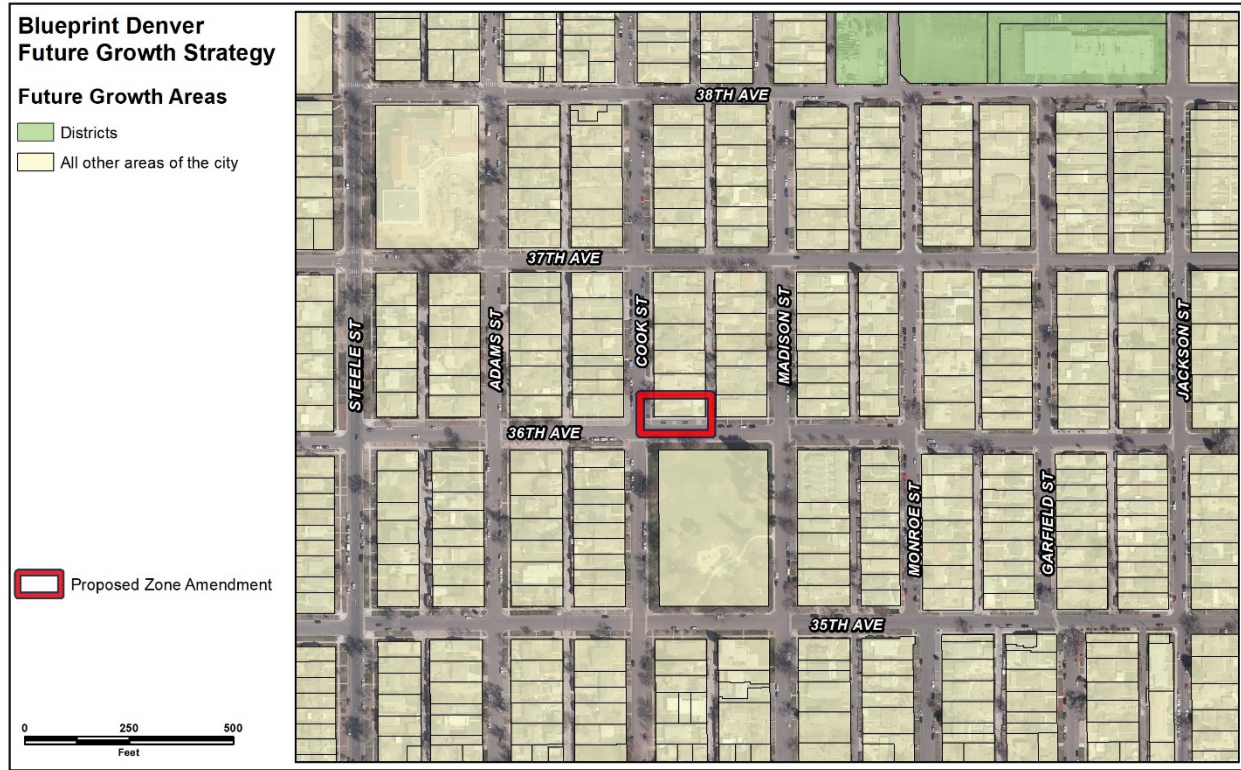


The subject site is designated within a Low Residential future place type on the *Blueprint Denver* Future Places map. This place type is “predominately single- and two-unit uses on smaller lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible,” and “building heights are generally up to 2.5 stories in height” (p. 230). U-SU-B1 is a single-unit residential zone district that allows for an additional dwelling unit accessory to an established single-unit home, which is consistent with the Low Residential future place type description. It allows the Urban House 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 North Cook Street as a Local or Undesignated Future Street Type, which “can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses.” (p. 161). The proposed U-SU-B1 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 U-SU-B1 will allow low-intensity growth to the number of households in this area by allowing an accessory dwelling unit.

Blueprint Denver Strategies

Blueprint Denver provides additional recommendations related to rezoning to allow for ADUs.

- Policy 4 Strategy E - *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). In this case, the requested rezoning is a single lot in a residential area within a few blocks of two bus routes. This rezoning to an ADU zone district will have minimal impacts on the surrounding neighborhood and is consistent with *Blueprint* recommendations.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to U-SU-B1 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.

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."

As discussed above, *Blueprint Denver* 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 district. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.

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

The requested U-SU-B1 zone district is within the Urban Neighborhood Context. The neighborhood context is "primarily characterized by single-unit and two-unit residential uses" and "single-unit residential structures are typically the Urban House building form" (DZC, Division 5.1). These areas consist of "regular pattern of block shapes" and "a consistent presence of alleys" (DZC, Division 5.1). The Clayton neighborhood consists of mostly single and two-unit residential uses in rectangular blocks with alley access. The proposed rezoning to U-SU-B1 is consistent with the neighborhood context description.

The general purpose of residential zone districts in this context is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context (DZC Section 5.2.2.1). The building form standards, design standards, and uses work together to promote desirable residential areas. Common residential characteristics are recognized but variation is accommodated. The proposed U-SU-B1 district is consistent with the context description and the zone district general purpose because it will help preserve the existing single-unit use, form, and streetscape of the immediate area while allowing a small-scale ADU in the rear yard.

The specific intent of the U-SU-B1 zone district is “a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 4,500 square feet. Blocks typically have a consistent pattern of 37.5-foot-wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-B but allowing a detached accessory dwelling unit building form in the rear yard” (DZC 5.2.2.2.H.) The subject site is in an area where Urban houses and 37.5-foot wide lots are common. The site at 3600 North Cook Street is 6,250 square feet with a width of 50feet. The adopted plan direction recommends allowing detached accessory dwelling units. 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 type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Matthew Gullicksrud	Representative Name	Hans Osheim
Address	3600 Cook Street	Address	3201 Osage Street, #101
City, State, Zip	Denver, CO 80205	City, State, Zip	Denver, CO 80211
Telephone	720.381.3071	Telephone	720.688.9028
Email	mpgullick@gmail.com	Email	hosheim@arcdenstudio.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):	3600 Cook Street Denver, CO 80205		
Assessor's Parcel Numbers:	02251-13-009-000		
Area in Acres or Square Feet:	6,250 sf		
Current Zone District(s):	U-SU-B		
PROPOSAL			
Proposed Zone District:	U-SU-B1		
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 <input type="checkbox"/> No - if no, describe why not	04.21.2021	_____
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> Yes - if yes, state date and method <input type="checkbox"/> No - if no, describe why not (in outreach attachment)	11.16.20 / email (& follow ups)	_____

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): <u>Clayton</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"/> 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 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 <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:

- Copy of letters provided to neighbors from property owners
- Copy of email provided to Clayton Neighborhood Association from property owners
- Copy of email corespondence between property owner and Denver City Council, District 9

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
MATTHEW GULLICKSRUD AND MARISA A. MURGOLO	3600 Cook Street Denver, CO 80205	100%	<i>M of</i> <i>Matthew Gullickrud</i>	07/01/2021	(C)	YES

3600 N COOK ST -3602

Owner GULLICKSRUD, MATTHEW
GULLICKSRUD, MARISA A
3600 N COOK ST
DENVER, CO

Schedule Number 02251-13-009-000

Legal Description L 4 & 5 BLK 22 J COOK JRS N DIV OF CAPITOL HILL

Property Type SFR Grade C, D, or E, w/RK

Tax District DENVER

Print Summary

Property Description

Style:	14: 1.5 STORY	Building Sqr. Foot:	1590
Bedrooms:	4	Baths Full/Half:	3/0
Effective Year Built:	1886	Basement/Finish:	649/0
Lot Size:	6,250	Zoned As:	U-SU-B

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

Current Year

Actual	Assessed	Exempt	
Land	\$281,100	\$20,100	\$0
Improvements	\$312,700	\$22,360	
Total	\$593,800	\$42,460	

Prior Year			
	Actual	Assessed	Exempt
Land			
		\$156,200	\$11,170
Improvements		\$417,200	\$29,830
Total		\$573,400	\$41,000

System Upgrade Underway:
 Due to a system upgrade this feature is not currently available.

ADU Rezoning

3600 Cook Street
Denver, CO 80205

To Whom It May Concern,

Included in the rezoning application for 3600 Cook Street Denver, CO 80205 is a copy of the notification letter the property owner provided to the 2 adjacent neighbors, a copy of the notification letter the property owner emailed to the Clayton Neighborhood Association, and a copy of email correspondence between the property owner and Denver City Council. Brea Zeise, the Executive Assistant to Denver City Council and Councilwoman CdeBaca, confirmed support of ADU's.

Sincerely,

ArcDen Studio
3201 Osage Street Unit 101
Denver, CO 80211

Matthew and Marisa Gullicksrud
3600 N Cook St.
Denver CO, 80205

June 22, 2021

Stanley and Pearl Gladys
3604 N Cook St.
Denver CO, 80205

Dear Stanley and Pearl,

This notification is to make you aware of our intention of applying for a zoning change from U-SU-B to U-SU-B1 for our lot which would allow us the opportunity to consider the construction of an Accessory Dwelling Unit (ADU) above the garage that is in need of replacement.

We are in the exploratory phase of the project and are reaching out to our neighbors to hear feedback that we will consider as we work through the rezoning process in the next three to six months.

Feel free to reachout to us at 7203813701 or mpgullick@gmail.com.

Sincerely,

Matthew and Marisa

Matthew and Marisa Gullicksrud
3600 N Cook St.
Denver CO, 80205

June 22, 2021

Neighbors
3475 E 36th Ave
Denver, CO 80205

Dear Neighbors,

This notification is to make you aware of our intention of applying for a zoning change from U-SU-B to U-SU-B1 for our lot which would allow us the opportunity to consider the construction of an Accessory Dwelling Unit (ADU) above the garage that is in need of replacement.

We are in the exploratory phase of the project and are reaching out to our neighbors to hear feedback that we will consider as we work through the rezoning process in the next three to six months.

Feel free to reachout to us at 7203813701 or mpgullick@gmail.com.

Sincerely,

Matthew and Marisa

Matthew and Marisa Gullicksrud
3600 N Cook St.
Denver CO, 80205

June 22, 2021

Clayton Neighborhood Association
claytonneighborhooddenver@gmail.com

Clayton Neighborhood Association,

This notification is to make you aware of our intention of applying for a zoning change from U-SU-B to U-SU-B1 for our lot which would allow us the opportunity to consider the construction of an Accessory Dwelling Unit (ADU) above the garage that is in need of replacement.

We are in the exploratory phase of the project and are reaching out to our neighbors to hear feedback that we will consider as we work through the process of replacing a crumbling brick garage that has outlived itself. Our intentions are to apply for the zoning change in the coming months and will be more than happy to discuss any questions or details of the project with the RNO. We will be in touch when we submit our application to ask if the RNO would like to support.

Feel free to reachout to us at 7203813701 or mpgullick@gmail.com.

Sincerely,

Matthew and Marisa

----- Forwarded message -----

From: District 9 <District9@denvergov.org>
 Date: Wed, Apr 7, 2021 at 10:09 AM
 Subject: Re: [EXTERNAL] ADU zoning exception - East of Steele
 To: Matthew Gullicksrud <mpgullick@gmail.com>
 Cc: Stalnaker, Liz - CC City Council Aide <Liz.Stalnaker@denvergov.org>

Hello Matthew,

CW CdeBaca usually doesn't comment on specific rezonings ahead of a hearing where she sits as a quasi-judicial official, but she is generally supportive of measures that preserve long-term affordability in the district.

I'm looping in Liz Stalnaker, the Constituent Services Director for our office. She can reach out to Dept of Community Planning & Development to obtain more information on how to start the process, and then follow-up with you.

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

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From: Matthew Gullicksrud <mpgullick@gmail.com>
Sent: Tuesday, March 23, 2021 7:20 AM
To: District 9 <District9@denvergov.org>
Subject: Re: [EXTERNAL] ADU zoning exception - East of Steele

I am following up on this email from one month ago that I have not received a response from you on. Can you provide a response or a time that I can schedule a meeting with you to discuss this matter?

Enjoy the day,
 Matthew Gullicksrud

On Mon, Feb 22, 2021 at 1:52 PM Matthew Gullicksrud <mpgullick@gmail.com> wrote:

Thank you for the response. I am planning to apply for a zoning change from U-SU-B to U-SU-B1 which would allow for the addition of an ADU to my property. Do you have any guidance you can provide? My understanding is that I need to complete this [form](#) to start the process.

Would Councilwoman CdeBaca support this request?

Enjoy the day,
Matthew Gullicksrud
7203813071

On Wed, Dec 2, 2020 at 3:01 PM District 9 <District9@denvergov.org> wrote:

Hello Matthew,

Thank you for reaching out. Councilwoman CdeBaca is supportive of ADUs and recently voted to support Councilwoman Sandoval's rezoning of the Chaffee Park neighborhood to allow ADUs throughout the Northwest Denver area. I hope this information is helpful in assessing your options moving forward.

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
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From: Matthew Gullicksrud <mpgullick@gmail.com>
Sent: Monday, November 16, 2020 10:41 AM
To: District 9 <District9@denvergov.org>
Subject: [EXTERNAL] ADU zoning exception - East of Steele

Dear Councilwoman CdeBaca,

I live on the corner of 36th and Cook, my current model-T garage is reaching its end of life and I have started the process of looking at replacing it. After researching this topic the idea of an ADU, along with my lot size and house style, seemed like something that I should consider given I am going to be doing the work. What I found is my lot is not zoned for an ADU which was very disappointing so I am writing for two reasons:

1. Do you support ADUs and the rezoning to allow them in general? My research has made me think they are a good tool to use to help increase housing and build density in our neighborhoods. I would encourage their acceptance by you (if you currently do not). PROOF OF OWNERSHIP_3600 COOK STREET_07.01.21
2. Are you supporting your constituencies' applications for ADUs east of Steele? We are starting a new family with our first born next year and we are looking at all of our options on how to address all the life changes that come with a baby!

Appreciate your response and any information you provide in advance.

Enjoy the day,

7/1/2021

FW: [EXTERNAL] ADU zoning exception - East of Steele - adart@arcdenstudio.com - Arc Den Studio, llc Mail

Matthew Gullicksrud
7203813071

ADU Rezoning

3600 Cook Street
Denver, CO 80205

To Whom It May Concern,

I, Matthew Gullicksrud, am the owner of 3600 Cook Street Denver, CO 80205 and authorize ArcDen Studio LLC to represent me and act on my behalf for the Accessory Dwelling Unit Zone Map Amendment (Rezoning) Application.

Sincerely,

A handwritten signature in black ink that reads 'Matthew Gullicksrud'.

Matthew Gullicksrud