

# 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	Ben Burns/Kristine Burns	Representative Name	
Address	653 N. Marion St.	Address	
City, State, Zip	Denver CO 80218	City, State, Zip	
Telephone	970-275-4818	Telephone	
Email	benjamin.burns.2003@yahoo.com	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.	
SUBJECT PROPERTY INFORMATION			
Location (address):	653 N. Marion St. Denver CO 80218		
Assessor's Parcel Numbers:	05023-33-021-000		
Area in Acres or Square Feet:	4,690		
Current Zone District(s):	<del>U-SU-C1</del> U-SU-C		
PROPOSAL			
Proposed Zone District:	U-SU-C1		
PRE-APPLICATION INFORMATION			
Did you receive and review the slide deck: "Constructing an Accessory Dwelling Unit?"	<input checked="" type="checkbox"/> Yes - I have received and reviewed this information <input type="checkbox"/> No - I have not received these slides		
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> Yes - If yes, state date and method <u>Email 10/23/23</u> <input type="checkbox"/> No - If no, describe why not (in outreach attachment)		

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## REVIEW CRITERIA - AFFIRM THE PROPOSED ADU REZONING COMPLIES WITH THE CRITERIA BELOW BY CHECKING THE BOX NEXT TO EACH CRITERION

<p><b>General Review Criteria:</b> The proposal must comply with all of the general review criteria. (Check box to the right to affirm)</p> <p>DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> <b>Consistency with Adopted Plans:</b> 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><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</b> - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.</li> </ul> <p><b>Neighborhood/ Small Area Plan (list all, if applicable):</b> _____</p>
<p><b>General Review Criteria:</b> The proposal must comply with all of the general review criteria. (Check boxes to affirm)</p> <p>DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> <b>Uniformity of District Regulations and Restrictions:</b> 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"/> <b>Public Health, Safety and General Welfare:</b> 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>

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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

☒ **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:

- 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.

The proposed map amendment application identifies the adoption of *Blueprint Denver* as the Justifying Circumstance. 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 districts. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.

☒ **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.**

The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed \_\_\_\_\_ Zone District.

## 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.)

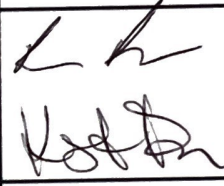
Please list any other additional attachments:

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## 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%	John Alan Smith Josie Q. Smith	01/01/12	(A)	YES
Benjamin Burns Kristine Burns	653 N Marion St. DENVER CO, 80218 benjaminburns2003@yahoo.com	100%		10/27/23	A	NO

# 653 N MARION ST

Owner	BURNS,BENJAMIN D BURNS,KRISTINE 653 N MARION ST
Schedule Number	<u>05023-33-021-000</u>
Legal Description	L 36 & S1/2 OF L 37 BLK 148 S DIV OF CAPITOL HILL
Property Type	SFR Grade B w/RK
Tax District	DENVER

**Print Summary**

**Property Description**

Style:	15: 2 STORY	Building Sqr. Foot:	1692
Bedrooms:	2	Baths Full/Half:	2/0
Effective Year Built:	1909	Basement/Finish:	1149/942
Lot Size:	4,690	Zoned As:	U-SU-C

Note:

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

## Current Year

	Actual	Assessed	Exempt
Land	\$493,100	\$32,340	\$0
Improvements	\$1,054,700	\$71,350	
Total	\$1,547,800	\$103,690	

## Prior Year

	Actual	Assessed	Exempt
Land	\$493,100	\$34,270	\$0
Improvements	\$579,800	\$40,300	
Total	\$1,072,900	\$74,570	

## 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.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid	2/13/2023	6/9/2023	
Original Tax Levy	\$2,965.09	\$2,965.09	\$5,930.18

Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$2,965.09	\$2,965.09	\$5,930.18
Due	\$0.00	\$0.00	\$0.00

### **Additional Information**

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**Note:** If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

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

Real estate property taxes paid for prior tax year: **\$5,724.70**

### **Assessed Value for the current tax year**

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Assessed Land	\$34,270.00	Assessed Improvements	\$40,300.00
Exemption	\$0.00	Total Assessed Value	\$74,570.00

## Find Denver Property

☒ Real Estate

☐ Business Personal Property

**Note:** Enter parcel/schedule numbers without dashes

653 n marion st

Search 

### Advanced Search

## Important Disclaimer

### **Accuracy of Information**

You may use Denver's Assessment and Taxation System to search property assessment and tax data. You can obtain information about a property by entering an address, Parcel ID or schedule number. Information on this site is updated daily. The City and County of Denver makes every effort to provide the most current and accurate information possible on this site. However, no warranties, expressed or implied, are provided for the data herein or for its interpretation.

### **Data displayed during October through January**

During the month of October or November of each year, the annual tax lien sale is conducted, and additional fees and amounts may be due that are not reflected on this site. Please call (720) 913-9300 to obtain the correct amount due.

During the months of December and early January of each year, the Treasury Division staff is in the process of finalizing the Property Tax Roll Information. During these months, online viewing is only available for property taxes. Properties may be subject to other charges such as maintenance district fees, service lien fees and business improvement fees, which may or may not reflect on the information provided in this site during these months. Please call (720) 913-9300 to obtain the correct amount due.

**Failure to receive a tax statement or an electronic statement does not excuse anyone from paying taxes, interest, and penalties when due.**

## Results

<b>Address</b>	<b><u>653 N MARION ST</u></b>
<b>Schedule/Parcel#</b>	0502333021000
<b>Owner</b>	BURNS,BENJAMIN D
<b>Co-Owner</b>	BURNS,KRISTINE
<b>Year</b>	2023
<b>Assessed Value</b>	\$103,690
<b>Actual Value</b>	\$1,547,800
<b>Property Type</b>	SFR Grade B w/RK

## **Community Outreach**

### **In Preparation for this rezoning request:**

- 1. We have informed both of our neighbors on either side of our property as well as two additional neighbors on our block that we intend to rezone through email.**
- 2. We have emailed Denver District 5 city council member Amanda Sawyer of our request for rezoning.**
- 3. We have informed the 7<sup>th</sup> Ave neighborhood association of our intent to rezone.**

### **Written Narrative**

**We would like to build an ADU above our garage. This would involve tearing down the current garage and building one with a second story.**

**LEGAL DESCRIPTION**

**L 36 & S1/2 Of L 37 BLK 148 S DIV OF CAPITOL HILL, CITY AND COUNTY OF DENVER, STATE OF  
COLORADO**