

Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Samuel Stonberg	Representative Name	
Address	2841 N Kearney Street	Address	
City, State, Zip	Denver, CO 80207	City, State, Zip	
Telephone	404-734-3435	Telephone	
Email	samstonberg@gmail.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):		2841 N Kearney Street, Denver, CO 80207	
Assessor's Parcel Numbers:		0129321008000	
Area in Acres or Square Feet:		6,200 SF	
Current Zone District(s):		E-SU-DX	
PROPOSAL			
Proposed Zone District:		E-SU-D1x	
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>Tuesday October 5, 2021 at 9:30am</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>Email - Friday, October 15, 2021</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): <u>Park Hill 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"/> 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 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 <u>E-SU-D1x</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.):

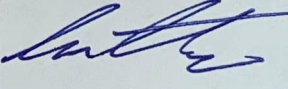
- Written Narrative Explaining Project
- Site Plan/ Drawings (if available)
- Narrative describing any outreach to City Council office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors.
- Written Authorization to Represent Property Owner(s) (if applicable)
- Individual Authorization 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:

Deed of Trust
Quit Claim Deed
Legal Description
Site Plan
Supporting Email Documents

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>Samuel F. Stanberg</i>	<i>2841 Kearney St Denver, CO 80207 404-734-3435 SamStanberg@gmail.com</i>	100%		12/1/21	(D)	Yes

November 19, 2021

Robert Haigh
Associate City Planner
Community Planning and Development
City and County of Denver

RE: 2841 Kearney Street Rezone

Dear Rob,

Thank you for accepting this application for a rezone of parcel number 0129321008000 located at 2841 N Kearney Street in Denver, Colorado. The need for this application is to rezone the subject property from E-SU-Dx to E-SU-D1x to allow for the construction of a two-car garage on the property site that will accommodate an accessory dwelling unit on the second floor. Presently, the existing zoning designation does not allow for an ADU.

There are two existing structures on the site including a single-family residence (923 sf) and a gardening shed (~100 sf). The garage is proposed for the rear of the property, taking the place of the gardening shed and allowing access to the alleyway behind the property. This alleyway is also the access for the existing roughly 4.5-acre multi-family residential development to the west of the subject property. Traffic impact is not a concern for the ADU as it is designed to be a studio or at most one-bedroom design floor plan and would most likely not contribute more than 1 or 2 vehicles (2-4 trips) per day to the area and alleyway.

In reading through all approved plans that affect this property, including Denver's Comprehensive Plan, Blueprint Denver, and the Park Hill Neighborhood Plan, it appears that the wish to build an ADU on this property, is appropriate and in line with the goals of those plans. Additionally, I learned from our pre-application meeting on October 5th that the E-SU-Dx zone district was created prior to the comprehensive plan and its goals to include more ADUs in residential zone districts, hence the creation of the E-SU-D1x. For this reason, I believe that the request to rezone 2841 N Kearney Street to E-SU-D1x is congruent with the goals of the City and County of Denver and the Community Planning and Development department.

I have made sure to reach out to the City Council District Office, Registered Neighborhood Organizations, and surrounding neighbors. Please see attached email correspondence.

Please accept this application and the attached materials, I thank you for your consideration.

Sincerely,



Samuel Stonberg
2841 N. Kearney Street
Denver, CO 80207

Attachments:

- Cover Letter and Written Narrative (this document)
- Accessory Dwelling Unit Zone Map Amendment (Rezoning) Application
- Deed of Trust
- Quit Claim Deed
- Legal Description
- Site Plan Drawing
- Supporting Email Documents

PROJECT LOCATION MAPS



REVIEW CRITERIA:

***Denver’s Comprehensive Plan 2040
April 22, 2019***

The proposed 2841 N Kearney Street rezone/map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040 in the following ways:

Goal 2, Strategy A - Equitable, Affordable, and Inclusive

Create a greater mix of housing options in every neighborhood for all individuals and families.

The proposed rezone supports this goal in that it allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use. ADUs contribute to housing as a continuum to serve residents across a range of incomes, ages, and needs as well as developing housing that is affordable to residents of all income levels. As Denver continues to grow in population, it has become apparent that more options in housing are needed to support that growth. Offering housing units such as ADUs is an effective way to utilize infill development to increase density therefore utilizing pre-existing utilities, amenities, and transportation options within the City boundary.

Goal 8, Strategy A – Environmentally Resilient

Promote infill development where infrastructure and services are already in place.

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. Additionally, these types of infill development are also a great way to include smart urban design while matching or meeting guidelines for neighborhood character and aesthetic.

Additionally -

Strong and Authentic Neighborhoods

ADUs support the goal of creating stronger and authentic neighborhoods as they are a contribution to a diverse population within growing and changing areas such as Park Hill. Populations with diverse incomes, ages, family-sizes, transportation needs, backgrounds, and abilities make for stronger, more resilient, and economically successful as well as less exclusionary neighborhoods.

Economically Diverse and Vibrant

The development of an ADU on the subject property supports the goal of making Denver more economically diverse and vibrant by making it possible for more people to live in in-demand neighborhoods such as Park Hill. As Denver changes and our neighborhoods become more desirable places to live, more people are priced out and require additional options for housing within these areas. ADUs are valuable sources of income for the property owners and supply rental housing for Denver residents who are either not interested in or unable to become homeowners themselves.

Blueprint Denver
April 22, 2019

The proposed 2841 N Kearney Street rezone/map amendment is consistent with the applicable neighborhood context, place, street type, and strategies in the adopted Denver Blueprint Plan in the following ways:

Policy 4, Strategy E

Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.

Park Hill Neighborhood Plan
April 22, 2019

The proposed 2841 N Kearney Street rezone/map amendment is consistent with the applicable Park Hill Neighborhood Plan in the following ways:

The Park Hill Vision for the Future

Preserve and continue to build on the image of a vibrant community that celebrates diversity of people in ages, income, ethnic and cultural heritage.

Land Use and Zoning

Goal – Maintain the existing integrity of the residential character of Park Hill. Assure that continued growth and development in Park Hill results in a balanced and compatible mix of housing types and densities.

Action Recommendations – Create and maintain a mix of housing types and sizes that are attractive to and affordable to a diversity of ages, incomes, household types, sizes, cultural and ethnic backgrounds.

**Return To &
Mail Tax Forms To:**
Samuel Stonberg
2841 Kearney Street
Denver, CO 80207

Property Tax ID: 01293-21-008-000
Order: VQLT-21VLT-0140CO

QUIT CLAIM DEED

This deed, made this 11 day of September, 2021, by and between SAMUEL STONBERG and ANNA PENDLETON, husband and wife, as tenants in common, whose address is 2841 Kearney Street, Denver, CO 80207, Grantor, and SAMUEL STONBERG, as his sole and separate property, whose address is 2841 Kearney Street, Denver, CO 80207, Grantee;

Witness, that the Grantor, for and in consideration of the sum of ZERO and 00/100 DOLLARS (\$0.00), the receipt and sufficiency of which are hereby acknowledge, has granted, bargained, sold and conveyed, and by these presents does grant bargain, sell, convey and confirm unto the Grantee, Grantee's heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Denver, State of Colorado, described as follows:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Parcel ID: 01293-21-008-000
Commonly known as: 2841 Kearney Street, Denver, CO 80207

Together, with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and reminders, rents, issues and profits thereof, and all the estate, right title, interest; claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;


To have and to hold the said premises above bargained and described, with the appurtenances, unto the Grantee, Grantee's heirs and assigns forever. The Grantor, for Grantor's self, heirs and personal representatives, does covenant, grant, bargain and agree to and with the Grantee, Grantee's heirs and assigns, that at the time of the ensembling and delivery of these presents, well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law in fee simple and has good right, full power and lawful authority to grant bargain, sell and convey the same in manner, encumbrances and restrictions of whatever kind or nature whatsoever, except:

Except general taxes for the current and subsequent years; covenants, conditions, restrictions, easements and rights-of-way of record, if any.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.



SAMUEL STONBERG

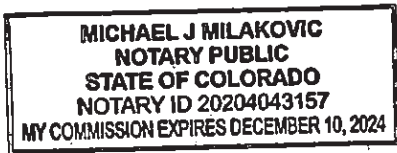



ANNA PENDLETON

STATE OF Colorado }

COUNTY OF Denver }

The foregoing instrument was hereby acknowledged before me this 11th day of Sept, 2021,
By SAMUEL STONBERG and ANNA PENDLETON, who is personally known to me or who has
produced Driver License, as identification, and who signed this instrument willingly.





Notary Public
My commission expires: 12/10/24

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:
National Deed Network, Inc.
36181 East Lake Road #382
Palm Harbor, FL 34685

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER,
STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

LOTS 35 AND 36, EXCEPT THE REAR OR WESTERLY 8 FEET OF SAID LOTS, BLOCK 402,
WATERTOWN PLACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel ID: 01293-21-008-000

Commonly known as 2841 Kearney Street, Denver, CO 80207

EXHIBIT A
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

LOTS 35 AND 36, EXCEPT THE REAR OR WESTERLY 8 FEET OF SAID LOTS, BLOCK 402, WATERTOWN PLACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Parcel ID: 01293-21-008-000

Commonly known as 2841 Kearney Street, Denver, CO 80207

However, by showing this address no additional coverage is provided

Property Address: 2841 Kearney Street, Denver, CO, 80207
Parcel No.: 01293-21-008-000

This being the same property conveyed to Samuel Stonberg, as his sole and separate property by deed of SAMUEL STONBERG, AN INDIVIDUAL dated November 2, 2018, filed 11/02/2017, and recorded in Instrument 2017144248, in the Register of Deeds for Denver County, Colorado.



jessie stonberg <jess.stonberg@gmail.com>

Stonberg - Intent to apply for re-zoning

1 message

Sam Stonberg <samstonberg@gmail.com>
To: christopher.herndon@denvergov.org
Cc: jess stonberg <jess.stonberg@gmail.com>

Fri, Oct 15, 2021 at 2:03 PM

Hello Chris,

My name is Sam Stonberg. I live in your district at 2841 Kearney St and have lived here for 5+ years. I recently spoke with Leya on your team and am following up with an email to inform you of my intent to apply for a rezoning from E-SU-Dx to E-SU-D1x - to allow for the construction of an accessory dwelling unit above a two-car garage. I also plan to email other neighborhood stakeholders (and to cc you) in the near future, but wanted to first make you aware.

I have been studying approved Denver community plans including Denver Comprehensive Plan 2040, Denver Blueprint, as well as the Park Hill Neighborhood Plan and I intend to design the garage and apartment in a way that fits with our neighborhood aesthetic and the character of the community.

Please let me know if you have any questions. I can be reached directly by email at SamStonberg@gmail.com

Thank you very much
Sam



jessie stonberg <jess.stonberg@gmail.com>

Park Hill Rezoning ADU

2 messages

Sam Stonberg <samstonberg@gmail.com>

Tue, Oct 19, 2021 at 10:00 AM

To: Sam S <samstonberg@gmail.com>

Cc: christopher.herndon@denvergov.org, jess stonberg <jess.stonberg@gmail.com>

Good Morning,

My name is Sam Stonberg. I live in North Park Hill at [2841 Kearney St.](#) As an organization with an interest in the Park Hill neighborhood, I am writing to inform you of my intent to apply for a rezoning from E-SU-Dx to E-SU-D1x to allow for the construction of an accessory dwelling unit (ADU) on my property above a two-car garage.

I have lived in Park Hill for five years and I love this neighborhood and community. I plan to stay here for a long time and I have an interest in its future.

I have been studying approved Denver community plans including [Denver Comprehensive Plan 2040](#), [Denver Blueprint](#), as well as the [Park Hill Neighborhood Plan](#) and I intend to design the garage and apartment in a way that fits with our neighborhood aesthetic and the character of the community.

Please let me know if you have any questions. I can be reached directly by email at SamStonberg@gmail.com

Thank you

Sam Stonberg

Sam Stonberg <samstonberg@gmail.com>

Sat, Oct 23, 2021 at 3:17 PM

To: jess stonberg <jess.stonberg@gmail.com>

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

From: **Lana Cordes** <director@greaterparkhill.org>

Date: Wed, Oct 20, 2021 at 12:31 PM

Subject: Re: Park Hill Rezoning ADU

To: Sam Stonberg <samstonberg@gmail.com>CC: jess stonberg <jess.stonberg@gmail.com>, Board Chair <chair@greaterparkhill.org>, jon bowman <ibjb14@yahoo.com>

Hi Sam,

Thank you for notifying us of your upcoming plans for 2841 Kearney. By way of this email I am looping in the relevant district rep and our board chair. Once a formal application is made with the City, we will broadly disseminate notice of your application to our constituents. If we require any additional information or if we receive any feedback from other stakeholders, we will contact you directly.

Please note that GPHC generally only takes a position on matters with significant or broad community impact. However, if you would like to pursue a letter of support on this matter, please note the following process:

- Provide a copy of your proposed letter/resolution for the board's consideration along with any documents pertinent to the request including applications, plans, and proof of notification to/feedback from immediate neighbors.
- Plan to make a presentation at a Community and Board Meeting regularly scheduled the first Thursday of each month at 6:30pm except for July, October and December. Your request and information must be received FOURTEEN (14) days prior to the meeting, or the matter may have to be pushed to the following month's agenda.
- After reviewing materials in advance and hearing your presentation, the board will vote on the request or may opt to defer or request additional information.

Very best,

Lana Cordes

Executive Director

Greater Park Hill Community, Inc.

2823 Fairfax St. Denver, CO 80207

director@greaterparkhill.org

(303) 388-0918

www.greaterparkhill.org

[Quoted text hidden]