

Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*
☐ CHECK IF POINT OF CONTACT FOR APPLICATION

Property Owner Name	Joshua P. Miller/Margie L. Miller
Address	560 S. Emerson St
City, State, Zip	Denver Co 80209
Telephone	(303) 883-3079
Email	joshua.phillip.miller@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(S) REPRESENTATIVE**
☒ CHECK IF POINT OF CONTACT FOR APPLICATION

Representative Name	Greg Katschke
Address	2135 S. High St
City, State, Zip	Denver Co 80210
Telephone	(303) 653-7325
Email	revorenaco@gmail.com

**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.

SUBJECT PROPERTY INFORMATION

Location (address):	560 S. Emerson St
Assessor's Parcel Numbers:	0514223010000
Area in Acres or Square Feet:	4760
Current Zone District(s):	U-SU-B

PROPOSAL

Proposed Zone District:	U-SU-B1
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PRE-APPLICATION INFORMATION

Did you receive and review the slide deck: "Constructing an Accessory Dwelling Unit"?	☒ Yes - I have received and reviewed this information ☐ No - I have not received these slides
Did you contact the City Council District Office regarding this application?	☒ Yes - If yes, state date and method <u>Terms Meeting</u> ☐ 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

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

- ☒ **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.

Denver Comprehensive Plan 2040

The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:

- **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.

Blueprint Denver

The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and strategies in *Blueprint Denver*, including:

- **Policy 4, Strategy E** - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.

Neighborhood/ Small Area Plan (list all, if applicable):

West Washington Park
Neighborhood Plan

General Review Criteria: The proposal must comply with all of the general review criteria. (Check boxes to affirm)

DZC Sec. 12.4.10.7

- ☒ **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.

- ☒ **Public Health, Safety and General Welfare:** The proposed official map amendment furthers the public health, safety, and general welfare of the City.

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" (*Blueprint Denver*, p. 84).

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 U-SU-B1 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:

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>Gregory Kotschy</i>	<i>560 S. Emerald St Denver</i>		<i>[Signature]</i>	<i>6/23/23</i>	<i>A</i>	<i>Yes</i>

LOT 15 AND THE NORTH HALF OF LOT 16, BLOCK 3, LAKESIDE,
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4
SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY
AND COUNTY OF DENVER, STATE OF COLORADO.

March 25, 2023

To Whom It May Concern:

This letter serves as authorization for Revo Renovations LLC and Greg Kotsaftis to represent Joshua P. Miller and Mariya L. Miller for the rezoning application of 560 S. Emerson St, Denver, Colorado and all related documents needed for the City of Denver.

Please let me know if you have any other questions.



Joshua P. Miller



Mariya L. Miller

Denver Property Taxation and Assessment System

[↩ New Search](#)

560 S EMERSON ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
MILLER,JOSHUA P MILLER,MARIYA 560 S EMERSON ST DENVER, CO 80209-4337	05142-23-010-000	LOT 15 & N1/2 OF LOT 16 BLK 3 LAKESIDE	SFR Grade C, D, or E, w/RK	DENVER

[Summary](#)[Property Map](#)[Assessed Values](#)[Assessment Protest](#)[Taxes](#)[Neighborhood Sales](#)[Chain of Title](#)

Print Summary

Property Description

Style:	13: 1 STORY	Building Sqr. Foot:	1053
Bedrooms:	2	Baths Full/Half:	2/0
Effective Year Built:	1924	Basement/Finish:	935/888
Lot Size:	4,760	Zoned As:	U-SU-B
Mill Levy:	79..525	Document Type:	WD

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



pocketgov **denver**



ONLINE SERVICES



OPEN DATA



A - Z SERVICES

May 24, 2023

To Whom It May Concern:

On May 24th 2023 we sent an email to our local council person Jolon Clark that we are applying to rezone our lot at 560 S. Emerson to allow for an Accessory Dwelling Unit.

Also on May 24th 2023 we sent an email to our local neighborhood association at zoning@wwpna.org to let them know that we are applying to rezone our lot at 560 S. Emerson to allow for an Accessory Dwelling Unit.

Once our lot is re-zoned we plan on modifying our existing garage to add a second story with an apartment.

Please reach out to myself Greg Kotsaftis at (303) 653-7325 revorenoco@gmail.com

Or to the homeowner Joshua P Miller (303) 883-3079 Joshua.phillip.miller@gmail.com

If you have any other questions.

Thank you,

Greg

From: Revo Renovations revorenoco@gmail.com
Subject: Rezoning Application for 560 S Emerson St Denver Co
Date: May 24, 2023 at 6:48 PM
To: zoning@wwpna.org



Hello,

I am helping the owners Joshua P Miller and Manja L Miller submit an application to rezone their lot to allow for an Accessory Dwelling Unit.

As part of the process we need to reach out to our local neighborhood association to see if they have any questions. Essentially we are looking to convert an existing garage and add a second story for an ADU in the alley.

Please reach out to myself Greg Kotsaftis at (303) 653-7325 revorenoco@gmail.com

Or to the homeowner Joshua P Miller (303) 883-3079 Joshua.phillip.miller@gmail.com

If you have any other questions.

Thank you,

Greg

From: Joshua Miller joshua.philip.miller@gmail.com
Subject: Re: [EXTERNAL] Name house it titled in.
Date: May 10, 2023 at 4:04 PM
To: Revo Renovations revorenoco@gmail.com

JM

On Saturday, I hand delivered the letter to the front porch at 501, 502, 507, 508, 515, 516, 520, 521, 523, 525, 529, 530, 533, 534, 546, 551, 554, 555, 563, 565, 566, 570, 571, 579, 580, 585, 586, 589 and 590 S. Emerson. Also at 541, 553, 561, 563, and 565 S. Ogden (the houses behind us).

Hopefully that is enough to get the ball rolling.

-Josh

On Fri, May 5, 2023 at 4:14 PM Revo Renovations <revorenoco@gmail.com> wrote:
Very Well Done!

Please make sure you keep a record of every address that you drop it off at so that we can put that in a letter as well and submit it



Greg Paul
Owner, Revo Renovations LLC

(303)653-7325

www.adu5280.com

revorenoco@gmail.com



On May 5, 2023, at 4:03 PM, Joshua Miller <joshua.philip.miller@gmail.com> wrote:

Greg,

I will print and distribute this letter to our neighbors this evening, assuming you have no issues with anything I put in there.

-Josh

On Fri, May 5, 2023 at 1:50 PM Revo Renovations <revorenoco@gmail.com> wrote:

Hi Josh,

Let me know if you need any help with these letters.

Greg

Begin forwarded message:

From: "Childress, Alisa - CPD CE0371 City Planner Associate" <Alisa.Childress@denvergov.org>
Subject: RE: [EXTERNAL] Fwd: Name house it titled in.
Date: May 3, 2023 at 10:13:21 AM MDT
To: Revo Renovations <revorenoco@gmail.com>

Hi Greg,

I've talked to my team about this, and our recommendation is to go ahead and reach out to the neighbors and let them know that you are planning to rezone. The point of doing this informal outreach is to keep neighbors from being surprised when they receive a postcard for an application, which often results in opposition that could have been avoided by doing this early outreach.

Please let me know if you have any questions about this.

Respectfully,

Alisa

<image001.png>

Alisa Childress | Associate City Planner
Community Planning and Development | City and County of Denver
[Pronouns](#) | She/Her/Hers

From: Revo Renovations revorenoco@gmail.com
Subject: Rezoning Application for 560 S Emerson St Denver
Date: May 24, 2023 at 6:43 PM
To: Clark, Jolon M. - CC President Denver City Council olon.clark@denvergov.org
Cc: Joshua Miller joshua.philip.miller@gmail.com



Hi Jolon,

I am helping the owners Joshua P Miller and Manja L Miller submit an application to rezone their lot to allow for an Accessory Dwelling Unit.

As part of the process we need to reach out to our local council person to see if they have any questions. Essentially we are looking to convert an existing garage and add a second story for an ADU in the alley.

Please reach out to myself Greg Kotsaftis at (303) 653-7325 revorenoco@gmail.com

Or to the homeowner Joshua P Miller (303) 883-3079 Joshua.phillip.miller@gmail.com

If you have any other questions.

Thank you,

Greg