



## 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	Jordan Bretthauer	Representative Name	Jordan Bretthauer
Address	2208 S. Williams St.	Address	
City, State, Zip	Denver	City, State, Zip	
Telephone	847.370.4333	Telephone	
Email	jordanweybright@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):	2208 S. Williams St. Denver, CO 80210		
Assessor's Parcel Numbers:	0526231002000		
Area in Acres or Square Feet:	4,690 Sq. Feet		
Current Zone District(s):	U-SU-C		
PROPOSAL			
Proposed Zone District:	U-SU-B1		
PRE-APPLICATION INFORMATION			
Did you receive and review the slide deck: "Constructing an Accessory Dwelling Unit"?	<input checked="" type="checkbox"/> <b>Yes - I have received and reviewed this information</b> <input type="checkbox"/> <b>No - I have not received these slides</b>		
Did you contact the City Council District Office regarding this application ?	<input checked="" type="checkbox"/> <b>Yes - if yes, state date and method</b> <u>10/23/2022 via email</u> <input type="checkbox"/> <b>No - if no, describe why not (in outreach attachment)</b>		

REVIEW CRITERIA - AFFIRM THE PROPOSED ADU REZONING COMPLIES WITH THE CRITERIA BELOW BY CHECKING THE BOX NEXT TO EACH CRITERION	
<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check box to the right to affirm) DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> <b>Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</b></p> <p><b>Denver Comprehensive Plan 2040</b> The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:</p> <ul style="list-style-type: none"> <li>• <b>Goal 2, Strategy A. Equitable, Affordable and Inclusive</b> – “Create a greater mix of housing options in every neighborhood for all individuals and families” (p. 28). The proposed zone district allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit neighborhoods.</li> <li>• <b>Goal 8, Strategy A. Environmentally Resilient</b> - “Promote infill development where infrastructure and services are already in place” (p. 54). The proposed map amendment will allow an additional housing unit on the site of an existing home where infrastructure and services such as water, stormwater, and streets already exist. This allows Denver to grow responsibly and promotes land conservation.</li> </ul> <p><b>Blueprint Denver</b> The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and strategies in <i>Blueprint Denver</i>, including:</p> <ul style="list-style-type: none"> <li>• <b>Policy 4, Strategy E - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.</b> University-Colorado Multi-Station Plan and Mobility Study / Next Steps (2017)</li> </ul> <p>Neighborhood/ Small Area Plan (list all, if applicable): _____</p>
<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check boxes to affirm) DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> <b>Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</b></p> <p><input checked="" type="checkbox"/> <b>Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</b></p> <p>The proposed map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted plan, including Blueprint Denver which recommends “the expansion of accessory dwelling units throughout all residential areas” (<i>Blueprint Denver</i>, p. 84).</p>

<p>Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria.  (Check boxes to affirm.)  DZC Sec. 12.4.10.8</p>	<p><input checked="" type="checkbox"/> <b>Justifying Circumstances - One of the following circumstances exists:</b>          Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <ul style="list-style-type: none"> <li>a. Changed or changing conditions in a particular area, or in the city generally; or,</li> <li>b. A City adopted plan; or</li> <li>c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</li> </ul> <p>The proposed map amendment application identifies the adoption of <i>Blueprint Denver</i> as the Justifying Circumstance. As discussed above, <i>Blueprint Denver</i> specifically recommends the city diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. The plan was adopted after the date of approval of the existing zone districts. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.</p> <p><input checked="" type="checkbox"/> <b>The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</b></p> <p>The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed <u>U-SU-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:

**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%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
Jordan Bretthauer (maiden name and name on title and mortgage) Jordan Weybright (current name after marriage)	2208 S Williams Street Denver, CO 80210 847.370.4333 jordanweybright@gmail.com	100%	<i>Jordan Weybright</i>	12/06/2022	(A) Assessor's Record	N/A

# 2208 S WILLIAMS ST

**Owner** BRETTHAUER,JORDAN  
2208 S WILLIAMS ST  
DENVER, CO 80210-4631

**Schedule Number** 05262-31-002-000

**Legal Description** L 3 & S 1/2 OF L 2 BLK 26 EVANSTON

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

**Tax District** DENVER

## Print Summary

### Property Description

<b>Style:</b>	13: 1 STORY	<b>Building Sqr. Foot:</b>	796
<b>Bedrooms:</b>	3	<b>Baths Full/Half:</b>	1/0
<b>Effective Year Built:</b>	1925	<b>Basement/Finish:</b>	707/0
<b>Lot Size:</b>	4,690	<b>Zoned As:</b>	U-SU-C

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

#2022i-00212

Current Year				
	Actual	Assessed	Exempt	
Land		\$297,500	\$20,680	\$0
Improvements		\$146,000	\$10,150	
Total		\$443,500	\$30,830	

Prior Year				
	Actual	Assessed	Exempt	
Land		\$297,500	\$21,270	\$0
Improvements		\$146,000	\$10,440	
Total		\$443,500	\$31,710	

**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 \* **74..618** \*

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)**

**Installment 2  
(Jun 15)**

**Full Payment  
(Due Apr 30)**

#2022i-00212

**Feb 29 in Leap Years)**

<b>Date Paid</b>	2/24/2022	2/24/2022	2/24/2022
<b>Original Tax Levy</b>	\$1,183.08	\$1,183.08	\$2,366.16
<b>Liens/Fees</b>	\$0.00	\$0.00	\$0.00
<b>Interest</b>	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$1,183.08	\$1,183.08	\$2,366.16
<b>Due</b>	\$0.00	\$0.00	\$0.00

**Additional Information**

**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.

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

#2022i-00212

Real estate property taxes paid for prior tax year: **\$2,039.62**

**Assessed Value for the current tax year**

<b>Assessed Land</b>	\$21,270.00	<b>Assessed Improvements</b>	\$10,440.00
<b>Exemption</b>	\$0.00	<b>Total Assessed Value</b>	\$31,710.00



Issued at 8:11 AM

THIS LICENSE VALID ONLY IN COLORADO  
35 DAYS FROM DATE OF ISSUE.

No 246712

NOTE: THIS IS A MARRIAGE LICENSE - NOT A MARRIAGE CERTIFICATE. IF IT IS NOT USED, THE PERSON TO WHOM IT IS DELIVERED MUST RETURN IT PROMPTLY TO THE DENVER COUNTY CLERK AND RECORDER.

# MARRIAGE LICENSE

STATE OF COLORADO DENVER COUNTY

To any person or religious society Authorized by Law to Perform the Marriage Ceremony:

**GREETING:**

You are hereby authorized to join in marriage

JORDAN LEVITT BRETTHAUER

of DENVER, CO

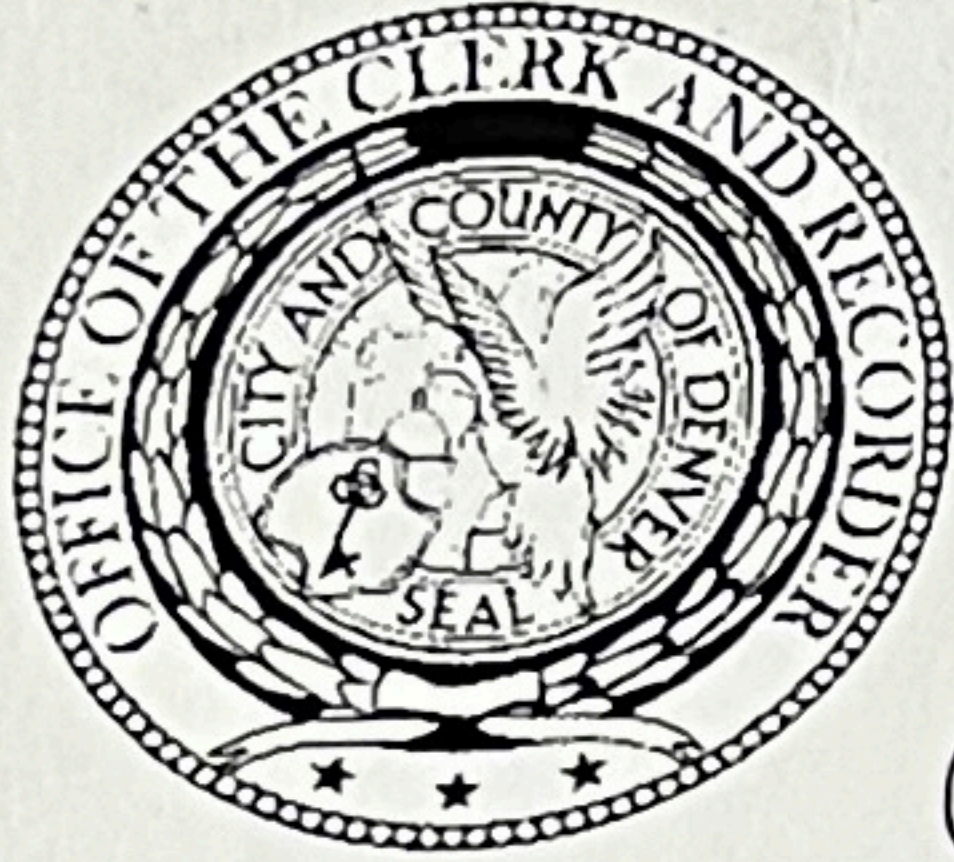
KEVIN GRAHAM WEYBRIGHT

of DENVER, CO

and of this license you will make due return to my office.

Witness, my hand and the seal of my office at

this 19th day of August, 2022, 8:11 AM



[Signature] County Clerk  
[Signature] Deputy Clerk

## MARRIAGE CERTIFICATE

STATE OF COLORADO, San Juan  
COUNTY OF San Juan

It is hereby certified that on the 15th day of September  
A.D., 2022 at Californoid Pass, San Juan Mountains  
Silverton, CO

in said county, the undersigned, did join in Matrimony in accordance with the laws of the state of Colorado and the authorization of the foregoing license.

JORDAN LEVITT BRETTHAUER and

KEVIN GRAHAM WEYBRIGHT

Witness, my hand the day and year last above written.

[Signature] Signature of Officiating Party  
Bride ) [Signature] Groom  
[Signature] Party Title of Officiating Party

Witness Signature

Party One Signature

Witness Signature

Party Two Signature

RETURN TO THE OFFICE OF THE DENVER COUNTY CLERK AND RECORDER  
THIS MARRIAGE CERTIFICATE MUST BE FORWARDED TO THE COUNTY CLERK AND RECORDER BY THE PERSON OR PARTY SOLEMNIZING THE MARRIAGE, WITHIN 63 DAYS OF SOLEMNIZATION.  
FAILURE TO DO SO SHALL RESULT IN A LATE FEE OF NOT LESS THAN 20 (TWENTY) DOLLARS, PAYABLE BY THE SOLEMNIZING PERSON OR PARTY. AN ADDITIONAL FIVE DOLLAR LATE FEE MAY BE ASSESSED FOR EACH ADDITIONAL DAY OF FAILURE TO COMPLY WITH THE FORWARDING REQUIREMENTS OF THIS SUBSECTION (1) UP TO A MAXIMUM OF FIFTY DOLLARS. FOR PURPOSES OF DETERMINING WHETHER A LATE FEE SHALL BE ASSESSED PURSUANT TO THIS SUBSECTION (1), THE DATE OF FORWARDING SHALL BE DEEMED TO BE THE DATE OF THE POSTMARK. C.R.S. 14-2-109(1)

FORM M-4a. Approved by the Office of the State Registrar of Vital Statistics. Revised 03/16/2009



2022122265

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D \$0.00

09/19/2022 04:32 PM  
City & County of Denver

R \$30.00

ML





Dear Denver Rezoning Committee,

My husband, Kevin Weybright, and I are both full time primary residents at 2208 S. Williams Street and hope to rezone our home to U-SU-B1. Our property currently does not have a garage and we would like to build a garage with some additional living space. To learn more about the rezoning process, and gather feedback and guidance, we reached out to Paul Kashmann, our councilman, via email. Paul's team helped arrange an in-person visit with Paul at our home on 11/3/22. The conversation was very productive and Paul was supportive of our plans while noting that this rezoning application is in line with neighborhood standards and other successfully rezoned properties. He answered all of our questions and suggested we document our outreach and application steps to support a successful application. We discussed our plans being consistent with current City and Community Adopted Plans (Comprehensive Plan 2040, Blueprint Denver, University-Colorado Multi-Station Plan and Mobility Study/Next Steps 2017).

My husband and I have also reached out to several Registered Neighborhood Organizations for feedback in October & November 2022:

- **Council District at Large** – Reached out to Councilwoman At Large Deborah Ortega. Deborah and her Council Aide suggested we reach out to additional neighborhood organization and neighbors to gain support.
- **Denver Voters:** Corresponded with Jon Inzina via email. John helped us identify other successful similar AUD applications and let us know he is not aware of any major neighborhood rezonings. He also provided us the next steps to the application process.
- **University Park Community Council:** Corresponded with Steven Hick and he relayed our questions to UPCC Zoning Chair Mike Cox.
- **Inter-Neighborhood Cooperation (INC):** Reached out to Loretta Koehler via email

Lastly we have also reached out to a handful of neighbors, and received positive feedback and support for rezoning our property.

We have received encouragement and support throughout our research period. We are looking forward to rezoning our property so we can add some additional space to our home while continuing to live in the vibrant University neighborhood.

Thank you,

Jordan (Bretthauer) Weybright and Kevin Weybright

**CITY AND COUNTY OF DENVER, COLORADO  
REGISTERED NEIGHBORHOOD ORGANIZATION  
POSITION STATEMENT**

Following a vote of the Registered Neighborhood Organization, please complete this form and email to [rezoning@denvergov.org](mailto:rezoning@denvergov.org). You may save the form in \*.pdf format if needed for future reference. Questions may be directed to planning staff at [rezoning@denvergov.org](mailto:rezoning@denvergov.org) or by telephone at 720-865-2974.

Application Number	#2022I-00212
Location	2208 S Williams St
Registered Neighborhood Organization Name	Strong Denver
Registered Contact Name	John Inzina
Contact Address	1255 N Ogden St APT 102, Denver, CO 80218
Contact E-Mail Address	DenverVoters@gmail.com
Date Submitted	1/2/23

As required by DRMC § 12-96, a meeting of the above-referenced Registered Neighborhood Organization

was held on  , with  members in attendance.

With a total of  members voting,

voted to support (or to not oppose) the application;

voted to oppose the application; and

voted to abstain on the issue.

It is therefore resolved, with a total of  members voting in aggregate:

The position of the above-referenced Registered Neighborhood Organization is that Denver City Council

Application #  .

Comments: