



Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Alex Walsh + Amy Harris
Address	3455 N Birch St
City, State, Zip	Denver, CO 80207
Telephone	503 715 7074
Email	alexwalsh5@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**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Representative Name	
Address	
City, State, Zip	
Telephone	
Email	
**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	

SUBJECT PROPERTY INFORMATION	
Location (address):	3455 N Birch St Denver, CO 80207
Assessor's Parcel Numbers:	0130204006000
Area in Acres or Square Feet:	7880 sq ft
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>10/27/21</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>10/6/21 phone call</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): _____</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. 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.</p> <p>(Check boxes to affirm.)</p> <p>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-Dlx</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:



REZONING GUIDE

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>Alex Walsh</i> <i>and</i> <i>Amy Harris</i>	<i>3455 N Birch</i> <i>St</i> <i>Denver, CO</i> <i>80207</i>	<i>100%</i>	<i>[Signature]</i> <i>[Signature]</i>	<i>10/29/21</i>	<i>A</i>	<i>NO</i>
	<i>503 715 7074</i> <i>alex.walsh5@gmail.com</i>					

3455 N BIRCH ST

Owner	WALSH,ALEX HARRIS,AMY 3455 BIRCH ST DENVER, CO 80207-1836
Schedule Number	01302-04-006-000
Legal Description	J COOK JRS NORTH DIVISION OF CAPITOL HILL 01302 B42 L28 TO30 INC
Property Type	SFR Grade C, D, or E, w/RK
Tax District	DENVER

Print Summary

Property Description			
Style:	13: 1 STORY	Building Sqr. Foot:	837
Bedrooms:	2	Baths Full/Half:	2/0
Effective Year Built:	1950	Basement/Finish:	541/463
Lot Size:	7,880	Zoned As:	E-SU-DX

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

Current Year			
Actual	Assessed	Exempt	
Land		\$222,200	\$15,890 \$0
Improvements		\$245,400	\$17,550
Total		\$467,600	\$33,440

Prior Year			
Actual	Assessed	Exempt	
Land		\$148,100	\$10,590 \$0
Improvements		\$259,100	\$18,530
Total		\$407,200	\$29,120

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..195** *

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	2/2/2021	6/15/2021	
Original Tax Levy	\$1,080.28	\$1,080.28	\$2,160.56
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$1,080.28	\$1,080.28	\$2,160.56
Due	\$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.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	Y		
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: **\$2,100.02**

Assessed Value for the current tax year

Assessed Land	\$10,590.00	Assessed Improvements	\$18,530.00
Exemption	\$0.00	Total Assessed Value	\$29,120.00

STATEMENT OF INTENT:

ATTENTION: City and County of Denver,

November 6, 2021

This Official Zone Map Amendment is a request to rezone 3455 Birch St Denver, CO 80207 from ESU-Dx to E-SU-D1x zoning to allow us to build an ADU in the rear of our property.

It is a sizable lot, measuring 7,880 square feet, with an existing house and a detached 2-car garage. An ADU offers flexibility for the future in terms of providing more affordable housing options and additional living square footage in the neighborhood. The proposed ADU could serve as a mother-in-law unit for family members in need of housing, an ADU could be used as a rental unit or provide additional living area, a future master bedroom, a guest suite for family and friends or an arts and music studio while providing a solution to the ever increasing demand for housing options for a population projected to increase significantly in Denver over the next 20 years. Thank you for your consideration for rezoning and approval to build an ADU for our family's needs which is assuredly hand in hand with our neighborhood's needs as well as Denver's.

Sincerely,

Alex Walsh and Amy Harris

Outreach Initiatives

Alex Walsh and Amy Harris
3455 Birch St Denver, CO 80207

The following outlines our outreach initiatives as requested in the Accessory Dwelling Unit Zone Map Amendment Application for 3455 Birch St Denver, Co 80207

On November 5th, 2021, we emailed letters to the following RNOs:

- Northeast Park Hill Coalition
- Greater Park Hill Community
- Inter-Neighborhood Cooperation
- Opportunity Corridor Coalition of United Residents
- United Neighbors of Northeast Denver
- Denver for ALL
- East Denver Residents Council

We explained that we are applying for a Zone Map Amendment to rezone our property at 3455 Birch St. from E-SU-Dx to E-SU-D1x to allow us to build an ADU. We requested their guidance and any feedback they may have for this process.

On an informal approach, we have discussed with some of our surrounding neighbors that we are applying for rezoning to build an ADU. Especially because of the size of our lot, they have been supportive and think it will be a positive addition to the neighborhood.

Legal Description

Lot Address: 3455 N Birch St Denver, CO 80207

Schedule Number: 01302-04-006-000

Legal Description:

Lots 28, 29, 30

Block 42,

J.Cook Jr's North Division of Capitol Hill

City and County of Denver,

State of Colorado