



# 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	Steve and Elise Maskell
Address	2350 S Clayton St
City, State, Zip	Denver, CO 80210
Telephone	303-717-1213
Email	maskell.elise@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):	2039 S Williams St., Denver, CO 80210
Assessor's Parcel Numbers:	05262-14-025-000
Area in Acres or Square Feet:	9,370 sf = .22 acres
Current Zone District(s):	U-SU-C

PROPOSAL	
Proposed Zone District:	U-SU-C1

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>08/26/2021</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 -7/13/2021</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"/> <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>• 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.</li> <li>• 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.</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>• Policy 4, Strategy E - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.</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 Rezoning: 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-C1</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
Elise Maskell Steve Maskell	2039 S Williams St Denver, CO 80210 303-717-1213 maskell.elise@gmail.com	100%	<i>Elise Maskell</i> <i>Steve Maskell</i>	12/6/2021		YES

2039 S. Williams St – Legal Description

Parcel ID # 05262-14-025-000

Lots 38, 39 and 40, Block 11, Evanston  
City and County of Denver, State of Colorado

# 2039 S WILLIAMS ST

**Owner** MASKELL,ELISA  
MASKELL,STEVEN  
2350 S CLAYTON ST  
DENVER, CO 80210-5418

**Schedule Number** 05262-14-025-000

**Legal Description** L 38 39 & 40 BLK 11 EVANSTON

**Property Type** SFR Grade C

**Tax District** DENVER

**Print Summary**

Property Description

**Style:** 13: 1 STORY **Building Sqr. Foot:** 1035

**Bedrooms:** 2 **Baths Full/Half:** 1/0

**Effective Year Built:** 1922 **Basement/Finish:** 285/0

**Lot Size:** 9,370 **Zoned As:** U-SU-C

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

## Current Year

<b>Actual</b>	<b>Assessed</b>	<b>Exempt</b>
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Land	\$591,400	\$42,290	\$0
Improvements	\$1,000	\$70	
Total	\$592,400	\$42,360	

## Prior Year

<b>Actual</b>	<b>Assessed</b>	<b>Exempt</b>
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Land	\$485,800	\$34,740	\$0
Improvements	\$31,300	\$2,240	
Total	\$517,100	\$36,980	

## 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 \* **65..329** \*

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

2021I-00190

**Installment 1**  
**(Feb 28**  
**Feb 29 in Leap Years)**

**Installment 2**  
**(Jun 15)**

**Full Payment**  
**(Due Apr 30)**

December 21, 2021

December 21, 2021 \$1,000 pd CC

<b>Date Paid</b>	2/22/2021	5/20/2021	
<b>Original Tax Levy</b>	\$1,371.86	\$1,371.88	\$2,743.74
<b>Liens/Fees</b>	\$0.00	\$0.00	\$0.00
<b>Interest</b>	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$1,371.86	\$1,371.88	\$2,743.74
<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		



Real estate property taxes paid for prior tax year: **\$2,666.84**

### Assessed Value for the current tax year

<b>Assessed Land</b>	\$34,740.00	<b>Assessed Improvements</b>	\$2,240.00
<b>Exemption</b>	\$0.00	<b>Total Assessed Value</b>	\$36,980.00

## 2039 S Williams St – Written Narrative

To Whom It May Concern:

We purchased this property in the summer of 2021, with the understanding that it had a converted 2 BR 1BA ADU which had been in use by the prior owners until they determined they did not have the proper zoning in place. The prior owners had worked with Fran Peñafiel to determine next steps for the re-zoning but determined they would rather sell at the time. We setup a meeting with Fran, and discussed potential zoning options for the property. It is an oversized lot for the area, with plenty of yard space for both the main home, and the ADU. The property fits well in the neighborhood and is a perfect candidate for U-SU-C1. We would like to have the property re-zoned so the existing ADU can be used for friends and family or potential rental. The parcels north of our property on Williams are multi-unit rental properties, and the property south is also a rental.

We have reached out to Paul Kashmann in District 6, as well as Brent Fahrberger on his team, back in July and August of 2021. We did not receive any response/feedback.

Both neighboring properties are rentals as noted above, as are several other homes on the block. We have reached out in person to the neighboring properties but have not been able to make contact.

Thank you!

Elise and Steve Maskell