Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*	
☐ CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Nathan & Laure Abercrombie
Address	1790 S. Humboldt St.
City, State, Zip	Denver, CO 80210
Telephone	303-242-4242
Email	nrabercrombie@gmail.com

*If More Than One Property Owner:
All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.

PROPERTY OWNER(S) REPRESENTATIVE**	
☐ 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.

Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, 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.

SUBJECT PROPERTY INFORMATION	
Location (address and/or boundary description):	1790 S. Humboldt Street, Denver, CO 80210
Assessor's Parcel Numbers:	0523315011000
Area in Acres or Square Feet:	9,360 SF
Current Zone District(s):	U-SU-C
PROPOSAL	
Proposed Zone District:	U-SU-C1

REVIEW CRITERIA

General Review Criteria: The proposal must comply with all of the general review criteria 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. Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.
	☑ 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.
Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8	Justifying Circumstances - One of the following circumstances exists: ☐ The existing zoning of the land was the result of an error. ☐ The existing zoning of the land was based on a mistake of fact. ☐ The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage. ☑ 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. ☐ It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code. Please provide an attachment describing the justifying circumstance.
	☐ 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. Please provide an attachment describing how the above criterion is met.

REQUIRED ATTACHMENTS

Please ensure the following required attachments are submitted with this application:

- ☑ Legal Description (required to be attached in Microsoft Word document format)
- ☑ Proof of Ownership Document(s)
- ☑ Review Criteria, as identified above

ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:

- ☐ Written Authorization to Represent Property Owner(s)
- ☐ Individual Authorization to Sign on Behalf of a Corporate Entity

Please list any additional attachments:

201 W. Colfax Ave., Dept. 205
Denver, CO 80202
720-865-2974 • rezoning@denvergov.org

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION

We, the undersigned represent that we are the owners 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 or deed of trust, (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%	*John Alan Smith* *Josie Q. Smith*	01/01/12	(A)	YES
Nathan R Abercrombie and Laure C Abercrombie	1790 S. Humboldt Street Denver, CO 80210 303-242-4242 nrabercrombie@gmail.com	100%	*Nathan Abercrombie* *Laure Abercrombie*	5/7/20	A	No

Application for Zone Map Amendment

1790 South Humboldt Street, Denver CO 80210

Consistency with Adopted Plans:

The proposed zoning amendment for 1790 South Humboldt Street is consistent with the City of Denver's adopted plans, particularly as it relates to Comprehensive Plan 2040, Blueprint Denver, and Housing an Inclusive Denver. With respect to these adopted plans, the proposed rezoning amendment meets the following criteria:

1) Revise city regulations to respond to the demands of Denver's unique and modern housing needs. Our request for a rezoning is consisting with and a real-life response to the city revising its regulations to respond to the demands of Denver's unique housing needs in which we will provide affordable, diverse housing types. It will also create multigenerational living opportunities.
2) Diversify housing options by exploring opportunities it integrates missing middle housing into low- and low-medium residential areas. Approving our rezoning request will create an affordable home for those struggling to find affordable housing in Denver.
3) Incentivize the preservation and reuse of existing smaller and affordable Homes. Our existing home is a ~2900 sq. ft house built in 1942. Approving our rezoning request will help preserve our home and maintain the character of the neighborhood.
4) Diversify housing choices through the expansion of accessory dwelling units throughout all residential areas. Allowing an ADU where they have not been allowed will diversify housing choices in our neighborhood.
5) Remove barriers to constructing accessory dwelling units and create context-sensitive form standards. Our lot is 9360 sq. ft and our house uses 1815 sq. ft of land, so we would have enough room on our lot to construct a reasonable sized ADU if permitted.
6) Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities. Our home is very near to the Washington Park and DU Ritchie rec centers, 4 blocks from the DU rail station, just 1 block from Franklin St., which will soon have a bike lane to various parts of Denver, 3 blocks from multiple bus stops, and within 5 blocks of a Safeway, Walgreens, and numerous restaurants. It is easily walkable to amenities and transit.
7) Expand family friendly housing throughout the city. My proposed rezoning will create a multigenerational family housing opportunity. As covered in points 2 and 3, our proposed amendment will assure the preservation of my home as it currently exists. It will also create a one bedroom, one bath dwelling unit. A situation perfect for a family with a working adult child or an aging parent.

Uniformity of District Regulations

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. The proposed amendment of our current zoning of U-SU-C to U-SU-C1 is only a minor zoning adjustment. Our lot size of 9,360 S.F. exceeds the minimum requirement for an ADU.

Further Public Health, Safety and Welfare

The proposed official map amendment furthers the public health, safety and general welfare of the city. The proposed amendment of our current zoning would further the public health, safety and general welfare of the city by providing an additional and affordable unit of housing where there is currently only one unit of housing. As mentioned previously, our property is located near various major public transit hubs, which are linked to commercial centers. There is significant potential for a new resident to help the city and state's goal of reducing carbon emissions by using public transit and from proximity.

Justifying Circumstances

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 a change may include:

- Changed, or changing conditions in a particular area, or in the city generally; or
- A City adopted plan; or
- That the City adopted the Denver Zoning Code and the property retained Chapter 59 zoning.

We believe our proposed amendment to our current zoning is justified best by the second bullet point. With the adoption of Blueprint Denver 2019 and its stated noble goal of, "increasing the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities," succinctly communicates our justification.

- Our property's proximity to public transportation,
- Its proximity to the Cherry Creek and Denver Tech Center business districts,
- Its proximity to Asbury Elementary and Grant Beacon Middle Schools,
- Its proximity to the University of Denver, and
- Its proximity to Washington Park.

Additionally, the infrastructure required for an additional unit of housing in our neighborhood already exists. Having another resident using the existing infrastructure just increases the City's return on investment.

Consistency with Neighborhood Context, Zone District Purpose, and Intent

The proposed rezoning is consistent with the description of the applicable neighborhood context and with the stated purpose and intent of the proposed Zone District. The University Neighbors neighborhood is an "Urban" neighborhood as defined by Article 5 of the Denver Zoning Code, June 2010. Urban neighborhoods are characterized by single-unit and two-unit residential areas. While our block consists of single units, we are within 6 blocks to the east, south, and west of two-unit, multi-unit, and PUD zoning. There are also two non-conforming ADUs within two blocks west of our property.

Proof of Ownership

Assessor's records

1790 S HUMBOLDT ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
ABERCROMBIE,NATHAN & ABERCROMBIE,LAURE 1790 S HUMBOLDT ST DENVER , CO 80210-3342	05233-15-011-000	L 21 TO 23 INC BLK 56 STEBBINSHTS	RESIDENTIAL	DENV

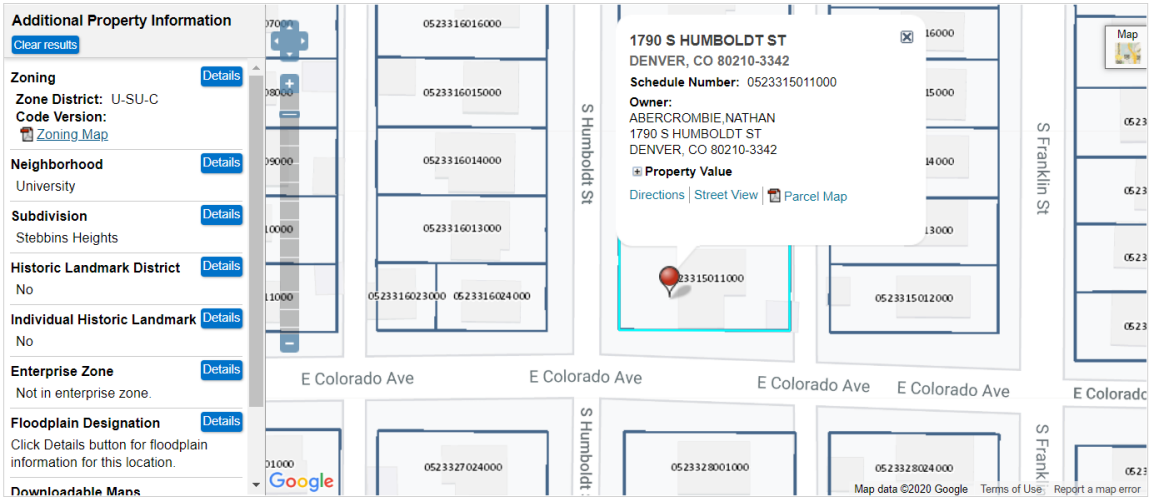
Summary | Property Map | Assessed Values | Assessment Protest | Taxes | Comparables | Neighborhood Sales | Chain of Title

Print Summary

Property Description

Style:	1 1/2 STORY	**Building Sqr. Foot:**	1815
Bedrooms:	2	**Baths Full/Half:**	3/0
Effective Year Built:	1942	**Basement/Finish:**	1152/1050
Lot Size:	9,360	**Zoned As:**	U-SU-C
Mill Levy:	72.116	**Document Type:**	WD

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



1790 S HUMBOLDT ST

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Current Year

Actual	Assessed	Exempt
Land	$485,400	$34,710	$0
Improvements	$446,200	$31,900	
Total	$931,600	$66,610	

Prior Year

Actual	Assessed	Exempt
Land	$485,400	$34,710	$0
Improvements	$446,200	$31,900	
Total	$931,600	$66,610	

Real Estates Property Taxes for current tax year

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	2/21/2020		

Original Tax Levy	$2,401.83	$2,401.82	$4,803.65
Liens/Fees	$0.00	$0.00	$0.00
Interest	$0.00	$0.00	$0.00
Paid	$2,401.83	$0.00	$2,401.83
Due	$0.00	$2,401.82	$2,401.82

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	**Scheduled to be Paid by Mortgage Company**	N
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: **$3,555.70**

Assessed Value for the current tax year

Assessed Land	$34,710.00	**Assessed Improvements**	$31,900.00
Exemption	$0.00	**Total Assessed Value**	$66,610.00