Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION* ☑ CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Steve and Laurel Tawresey
Address	753 S Downing St
City, State, Zip	Denver
Telephone	206-669-7910
Email	stawresey@gmail.com

*If More Than One Property Owner:
All standard zone map amendment applications sh l be ini iated by all the owners of at least 51% of the total area of he 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	
epresentative Name	
ddress	
City, S ate, Zip	
Telephone	
Email	

**Pro erty owner shall provide a written le ter uthorizing the representa ive o act on his/her behalf.

Please attach Proof of Ownership acceptable to the Manager for e ch property owner signing the app ication, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title po icy or commitment d ted no earlier than 60 days prior to pp ication date.

If the owner is a corporate entity, proof of authoriz ion for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a S atement of Authority, or o her legal documents as approved by the City ttorney's Office.

SUBJECT PROPERTY INFORMATION	
Location (address and/or boundary description):	753 S Downing St
Assessor's Parcel Numbers:	0514303020000
Area in Acres or Square Feet:	5,520
Current Zone District(s):	U-SU-B
PROPOSAL	
Proposed Zone District:	U-SU-B1

REVIEW CRITERIA

General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7	☑ Consistency with Adop ed Plans: The proposed official m amendment is consistent wi h the Ci y's ado ted plans, or the proposed rezoning is necessary to provide land for a community need that was not nticipa ed t the time of adoption of the City's Plan. Please provide an attachment describing relevant adop ed plans and how roposed map amendmen is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for n unan ici-pated community need.
	☑ Uniformity of District Regulations and Res rictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughou each distric having the same classification and bearing the same symbol or designa ion on the official map, but the regu tions in one dis rict may differ from those in other districts.
	☑ Public Health, Safety and General Welfare: The ro osed official map mendment furthers the public he lth, 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 in o account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep s opes, floodplain, uns ble soils, and inadequate drainage. ☑ Since the date of the approval of the existing Zone District, there has been change to such degree th the proposed rezoning is in the public interest. Such change may include: a. Changed or changing conditions in a particu ar area, or in the ci y gener lly; or, b. A City adopted plan; or c. That the City adopted the Denver Zoning Code and the property re ined Former Cha ter 59 zoning. ☑ It is in the public interest to encourage a depar ure from the existing zoning through ap lica ion of supp e-mental zoning regulations that are consistent with the intent and ur ose of, and meet he s ecific 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 applicab e neighborhood context, and with the stated purpose and intent of the proposed Zone Dis rict. 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
Steven Tawresey Laurel Tawresey	753 S Downing St Denver, CO 80209	100%			A	NO

Last updated: May 24, 2018

Return completed form to rezoning@denvergov.org

City and County of Denver
TREASURY DIVISON
PO BOX 17420
DENVER CO 80217-0420
TEL 720-913-9300 WWW.DENVERGOV.ORG/TREASURY

PROPERTY TAX STATEMENT

IMPORTANT: SEE REVERSE SIDE

THIS STATEMENT IS FOR PROPERTY TAX ON THE PROPERTY SHOWN BELOW TO BE COLLECTED ON BEHALF OF THE DENVER PUBLIC SCHOOLS AND THE CITY AND COUNTY OF DENVER.

SITE ADDRESS **753 S DOWNING ST**

PARCEL ID **05143-03-020-000**

LEGAL DESCRIPTION or PERSONAL PROPERTY LOCATION
1ST RESUB BRYN MAWR B8 L14 & S 8.5FT OF L13 & N 10FT OF L15

CODE	TYPE	SEQUENCE NUMBER
2020007	DC	72,678

MORT CODE	LOAN NUMBER
K2	44351832

05143-03-020-000
TAWRESEY,STEVEN
TAWRESEY,LAUREL A
753 S DOWNING ST
DENVER CO 80209-4434

NOTE
2019 REAL ESTATE TAX DUE IN 2020.
FIGURES GOOD UNTIL: 02/29/2020

TO BE PAID BY MORTGAGE COMPANY
A SR OR DISABLED VET PROPERTY TAX EXEMPTION HAS BEEN APPLIED PURSUANT TO 39-3-201, CRS, CREATING A REDUCTION IN TAX OF $515.63. ACTUAL AND ASSESSED VALUES DO NOT REFLECT THE DEDUCTION.

TAXING ENTITY	MILL LEVY ($ PER THOUSAND OF ASSESSED VALUE)	TAX AMOUNT
SCHOOL GENERAL FUND	37.096000	1,870.01
SCHOOL BOND FUND	9.568000	482.32
CAPITAL MAINTENANCE	2.528000	127.44
SOCIAL SERVICES	2.479000	124.97
CITY BOND FUND	6.500000	327.66
POLICE PENSION	1.243000	62.66
FIRE PENSION	1.042000	52.53
URBAN DRAINAGE/FLOOD CONTROL *	0.997000	50.26
AFFORDABLE HOUSING	0.392000	19.76
DEVELOPMENTALLY DISABLED	1.011000	50.96
GENERAL FUND, DENVER	9.260000	466.80
TOTAL LEVY	72.116000	

*** NOTE: INCLUDES TEMPORARY MILL LEVY RATE REDUCTION.**

NOTE: 65% OF THESE TAXES ARE DETERMINED BY AND COLLECTED FOR THE DENVER PUBLIC SCHOOLS.

Your School District No. 1 General Fund Mill Levy would have been without State aid. **39.994** mills

ACTUAL VALUATION	804,900
ASSESSED VALUATION	57,560
EXEMPTIONS	0
NET VALUATION	57,560

Make Check Payable to: Manager of Finance

DUE APRIL 30 TOTAL TAX $ **3,635.37**

DUE FEB 29 FIRST HALF TAX AND FEES	DUE JUNE 15 SECOND HALF TAX AND FEES
$ 1,817.69	$ 1,817.68

DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT -- RETAIN TOP PORTION FOR YOUR RECORDS

PROPERTY TAX STATEMENT

2019 REAL ESTATE TAX DUE IN 2020.

RETURN TO:
TREASURY DIVISION
PO BOX 17420
DENVER CO 80217-0420

2

☐ Check here if receipt other than the cancelled check is desired.

Make payment for only one of the exact amounts. No partial payments may be made.
Please include PARCEL ID Number on face of check and/or any correspondence.

PAYABLE
ONLINE AT: **WWW.DENVERGOV.ORG/TREASURY**
BY CHECK TO: **MANAGER OF FINANCE**

PARCEL ID **05143-03-020-000** ALT KEY **1338018**

If paid after due date contact us for correct amounts due

Due June 15 SECOND HALF TAX AND FEES $ **1,817.68**

TAWRESEY,STEVEN

RE 2019 DC 00 1338018 00 0000000000 00000000 02 0000181768 20200622 9

DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT -- RETAIN TOP PORTION FOR YOUR RECORDS

PROPERTY TAX STATEMENT

2019 REAL ESTATE TAX DUE IN 2020.
FIGURES GOOD UNTIL: 02/29/2020

RETURN TO:
TREASURY DIVISION
PO BOX 17420
DENVER CO 80217-0420

1

☐ Check here if receipt other than the cancelled check is desired.

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DUE FEB 29 FIRST HALF TAX AND FEES $ **1,817.69**

TAWRESEY,STEVEN

109726 11/20/19

RE 2019 DC 00 1338018 03 0000363537 20200507 01 0000181769 20200309 4

2020I-00023

August 3, 2020 $1000 fee pd CC

OFFICIAL MAP AMENDMENT APPLICATION
Address: 753 S Downing St, Denver, CO 80209
Parcel: 0514303020000
Legal Description: 1ST RESUB BRYN MAWR B8 L14 & S 8.5FT OF L13 & N 10FT OF L15
Current Zoning: U-SU-B
Proposed Zoning: U-SU-B1

INTRODUCTION

This Official Map Amendment is a request to rezone 753 S Downing St from U-SU-B to U-SU-B1.
The existing zone district is described by Section 5.2.2.2.D: "U-SU-B is a single unit district allowing urban houses with a minimum zone lot area of 4500 square feet. Blocks typically have a pattern of 37.5-foot-wide lots." Section 5.2.2.2.E describes the proposed zone district: "U-SU-B1 is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 4500 square feet. Blocks typically have a pattern of 37.5-foot-wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-B but allowing a detached accessory dwelling unit building form in the rear yard."

The intent of the change is to allow an existing non-conforming detached garage structure with un-finishes studio space on the second level to be used as a rental apartment. This will provide the neighborhood with infill housing well below the cost of a typical rental in the area and help us offset our rising cost of living raising a family.

CONSISTENCY WITH ADOPTED PLANS

Comprehensive Plan 2040

I. The proposed rezone is supported by the Comp Plan 2040 because it assists the city in meeting the plan's vision elements, goals, and strategies as shown below.
    a. Equitable, Affordable and Inclusive Goal 2, Strategy A "Create a greater mix of housing options in every neighborhood for all individuals and families" (p.28)
        i. The proposed rezone would allow our ADU to contribute to the mix of housing options in West Wash Park. Price point, size and character would all be different than the existing housing stock.
    b. Equitable, Affordable and Inclusive Goal 5, Strategy B "Stabilize residents and businesses at risk of displacement through programs and policies that help them to stay in their existing community."
        i. The use of our garage as an income generating rental unit will reduce the cost of living in an expensive part of town and ultimately, ease the strain of raising a growing family in a city that has our best interest in mind.
    c. Strong and Authentic Neighborhoods Goal 1, Strategy B: "Ensure neighborhood offers a mix of housing types and services for a diverse population." (p. 34)
        i. Similar to the goal above, this ADU contributes to the mix of housing types and prices in the area.

Blueprint Denver 2019

II. The proposed rezone is supported by Denver Blueprint 2019 in that ADU's are specifically addressed as a strategy to diversify housing choice as shown below.
    a. Land use and Built Form: Housing Recommendation 4 Goal 1 (p.84)
        i. Accessory dwelling units (ADUs) can add variety to the housing stock in low density residential neighborhoods without significantly changing the existing character.
            1. Point E: A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezonings to enable ADUs in all residential areas, especially where proximate to transit, are appropriate. Unless there is a neighborhood plan supporting ADUs, rezonings should be small in area in order to minimize impacts to the surrounding residential area.

Housing an Inclusive Denver

III. The proposed rezone to allow an ADU is consistent with the goals of Housing and Inclusive Denver as shown below.
    a. Legislative and Regulatory Strategies Recommendation 2: Expand and strengthen land use regulations for affordable and mixed-income housing (p. 47)
        i. Key Action 1: "Encourage development of a mix of residential development types throughout Denver neighborhoods that provide residents with a diversity of housing choices (including price, size, and tenure of housing options) through specific zoning and land use recommendations in Blueprint Denver.
    b. Attainable Homeownership Recommendation 1: Promote programs that help households maintain their existing homes. (p. 90)
        i. Key Action 3: "Promote development of accessory dwelling units as a wealth building tool for low and moderate-income homeowners in vulnerable neighborhoods and to support intergenerational households."

UNIFORMITY WITH 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 on district may differ from those in other districts.

The proposed rezoning of property at 753 S Downing St from U-SU-B to U-SU-B1 is a minor change that would simply allow the addition of an ADU. The remainder of the zoning requirements remain the same. The existing garage structure would be used as the ADU and therefore no new structures would be built and the configuration of the property would not change.

PUBLIC HEALTH, SAFETY AND GENERAL WELFARE

The proposed official map amendment furthers the public health, safety and general welfare of the city.

In line with Denver's Comprehensive Plan 2040, Blueprint 2019 and Housing an Inclusive Denver, this rezone would help create a naturally attainable apartment (due to size) in the increasingly expensive neighborhood of West Wash Park, would contribute to a mix of housing options that serve a diverse range of potential occupants, and would help stabilize my family's health and well-being by offsetting our current cost of living.

Additionally, if would provide 'gentle density' next to one of Denver's most prominent parks, contributing to higher usage of the park, and the health and well being of future occupants who frequent the park.

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.

1. Changed or changing conditions in a particular area, or in the city generally:
    a. Since the approval of the existing Zone District, Denver has seen a large influx of new residents from in and out of the state. While the pace of new construction has been staggering, it has not kept pace with the number of new residents. Therefore, prices have skyrocketed throughout the metro area. Meanwhile, more people keep coming. ADU's provide a way to add density to existing residential neighborhoods without significantly changing the character.
2. A City adopted plan:
    a. See above discussion "Consistency with Adopted Plans."

Consistency with Neighborhood Context, Zone District Purpose and Intent

Section 5.2.2 Urban Residential Districts

5.2.2.1 General Purpose
A. The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood.

The intent of the Urban Residential District is to promote a small, quiet residential neighborhood feel. ADU's do not detract from this intent. In fact, it allows a form of gentle density that does not change the neighborhood and allows more people to enjoy it's benefits.

B. The building form standards, design standards, and uses work together to promote desirable

residential areas. The standards of the single unit districts accommodate the pattern of one to two and a half story urban house forms where the narrow part of the building orients to the street and access is from alley loaded garages. Lot sizes are consistent within an area and lot coverage is typically medium to high accommodating a consistent front and side yard. There are single unit districts that allow detached accessory dwelling units in the rear yard, maintaining the single unit character at the street. The standards of the two unit and row house districts promote existing and future patterns of lower scale multi-unit building forms that address the street in the same manner as an urban house building form.

> From above: *"There are single unit districts that allow detached accessory dwelling units in the rear yar, maintaining the single unit character at the street."*
>
> This exactly describes the scenario that would result from the successful rezone of this property. In this instance, the garage structure is already built and would be even less of a change to the neighborhood than a new build would.

5.2.2.2 Specific Intent

D. Single Unit B (U-SU-B) U-SU-B is a single unit district allowing urban houses with a minimum zone lot area of 4,500 square feet. Blocks typically have a pattern of 37.5 foot wide lots.

E. Single Unit B1 (U-SU-B1) U-SU-B1 is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 4,500 square feet. Blocks typically have a pattern of 37.5 foot wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-B but allowing a detached accessory dwelling unit building form in the rear yard.

> The two paragraphs above describe the current and the proposed zoning. Since the proposed zoning and the existing zoning are, for all intents and purposes, the same except for the ADU provision, the proposed lot would be in compliance with the existing neighborhood context.