

PROPERTY OWNER INFORMATION*

REZONING GUIDE

ADU Rezoning Application Page 1 of 4

Accessory Dwelling Unit Zone Map Amendment (Rezoning) -Application PROPERTY OWNER(S) REPRESENTATIVE**

☐ CHECK IF POINT OF	CONTACT FOR APPLICATION		CHECK IF POINT OF CONTACT FOR APPLICATION
Property Owner Name	Andrew Hall		Representative Name
Address	2000 West Virginia Avenue		Address
City, State, Zip	Denver, CO, 80223		City, State, Zip
Telephone	501-690-8946		Telephone
Email	AndrewHallDenver@gmail.com		Email
by all the owners of at least subject to the rezoning a rized in writing to do so	nendment applications shall be in 1st 51% of the total area of the zon 1st pplication, or their representative 1st page 3.	ne lots es autho-	**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.
Warranty deed, or (c) little	e policy or commitment dated no	earner triair	property owner signing the application, such as (a) Assessor's Record, (b) 60 days prior to application date.
			tal to sign on behalf of the organization is required. This can include ority, or other legal documents as approved by the City Attorney's Office.
SUBJECT PROPERT			
Location (address):		2000 Wes	st Virginia Avenue, Denver, CO, 80223
Assessor's Parcel Numbers:		05162110	010000
Area in Acres or Square F	eet:	7240	
Current Zone District(s):		E-SU-DX	
PROPOSAL			
Proposed Zone District:		E-SU-D1	1x
PRE-APPLICATION	INFORMATION		
Did you have a pre-appli ment Services Residentia	cation meeting with Develop- al Team?		if yes, state the meeting date 10/28/2020 if no, describe why not
Did you contact the City ing this application?	Council District Office regard-	I No - i	if yes, state date and method 10/28/2020 by Email if no, describe why not (in outreach attachment) loved up with a zoom call on 11/13
Less undated: June 9, 2020			Return completed form to rezoning@denvergov.or



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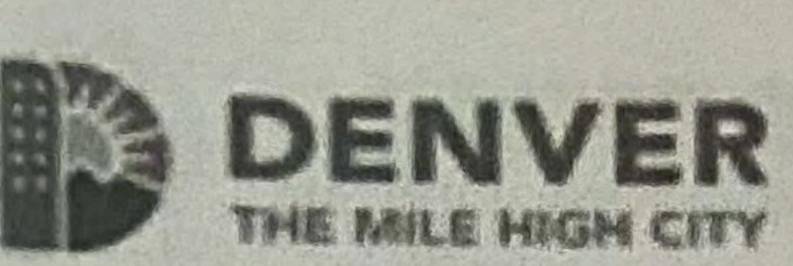
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REVIEW CRITERIA -	AFFIRM THE PROPOSED ADU REZONING COMPLIES WITH THE CRITERIA BELOW BY CHECKING THE BOX
NEXT TO EACH CRITERIO	DN
	Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the 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.
	Denver Comprehensive Plan 2040 The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:
	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.
General Review Criteria: The proposal must comply with all of the general review criteria.	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.
(Check box to the right to affirm)	Blueprint Denver
DZC Sec. 12.4.10.7	The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and strategies in <i>Blueprint Denver</i> , including:
	Policy 4, Strategy E - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.
	Neighborhood/ Small Area Plan (list all, if applicable):
	Housing an Inclusive Denver
	The proposed map amendment is consistent with <i>Housing an Inclusive Denve</i> r, including:
	Attainable Homeownership, Recommendation 1: "Promote programs that help households maintain their existing homes. The City and its partners should target existing homeowner rehabilitation programs to residents in vulnerable neighborhoods, promote financial literacy education for prospective and existing homeowners, and promote the development of accessory dwelling units as a wealth-building tool for low and moderate-income homeowners" (p. 14).
General Review Crite- ria: The proposal must comply with all of the	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 regula- tions in one district may differ from those in other districts.
general review criteria.	Public Health, Safety and General Welfare: The proposed official map amendment furthers the public
(Check boxes to affirm)	health, safety, and general welfare of the City. The proposed map amendment furthers the public health, safety, and general welfare of the city through
DZC Sec. 12.4.10.7	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).

Return completed form to rezoning@denvergov.org

Last updated: June 9, 2020

201 W. Colfax Ave., Dept. 205 Denver, CO 80202



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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

- 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:
 - 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.

The proposed map amendment application identifies the adoption of *Blueprint Denver* as the Justifying Circumstance. As discussed above, *Blueprint Denver* 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.

The proposed official map amendment is consistent with the description of the applicable neighbor-hood context, and with the stated purpose and intent of the proposed Zone District.

The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed E-Su-Dlx Zone District.

REQUIRED ATTACHMENTS

Please check boxes below to affirm the following required attachments are submitted with this rezoning application:

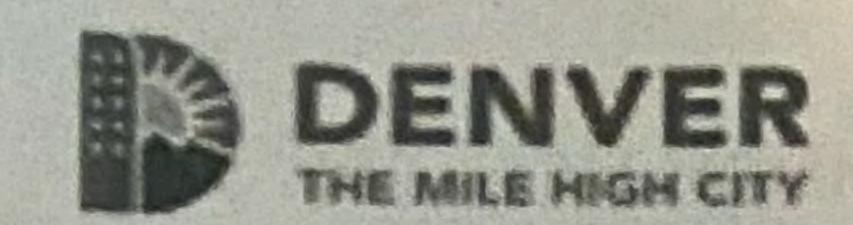
- Legal Description (required to be separate attachment in Microsoft Word document format.)
- Proof of Ownership Document (e.g. Assessor's record, property deed, etc.)

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:



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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 In- terest % 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 owner-ship documentation provided: (A) Assessor's record, (B) war-ranty 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%	John Alan Smith Jesie O. Smith	01/01/12	(A)	YES
Hall	2000 W. Vieginia A Denver, co 80223 501-690-8946 Andrew Hall Denver Cynail. C	100%	Anchew/ Hall	3/9/2004	A	YES

ATHMAR PARK UNIT NUMBER 1, BLOCK 2, LOT 10 CITY AND COUNTY OF DENVER, STATE OF COLORADO

2000 West Virginia Avenue ADU Project Explanation

To Whom it May Concern,

I plan on building a detached accessory dwelling unit at 2000 West Virginia Avenue, Denver, CO 80223 to help create additional housing for the neighborhood, as well as increase my total equity in the property. The additional income stream from the property will help me pay down my mortgage in a quicker timeframe and will also allow me to make needed property improvements.

Building Specs:

- 350-500 sq ft
- Single story, detached
- Total projected cost \$125,000
- Studio-Shed identified as the contractor and builder

Thanks,

Andrew Hall Property Owner 501-690-8946

New Search

2000 W VIRGINIA AVE

Owner	Schedule Number	Legal Description	Property Type	Tax District
HALL,ANDREW 2000 W VIRGINIA AVE DENVER, CO 80223-1930	05162-11-010-000	ATHMAR PARK UNIT NO 1 B2 L10	RESIDENTIAL	DENV

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

Print Summary

Style:	13	Building Sqr. Foot:	1253
Bedrooms:	3	Baths Full/Half:	1/0
Effective Year Built:	1949	Basement/Finish:	0/0
_ot Size:	7,240	Zoned As:	E-SU-DX
Mill Levy:	72.116	Document Type:	WD

2000 W VIRGINIA AVE

Owner	Schedule Number	Legal Description	Property Type	Tax District
HALL,ANDREW 2000 W VIRGINIA AVE DENVER, CO 80223-1930	05162-11-010-000	ATHMAR PARK UNIT NO 1 B2 L10	RESIDENTIAL	DENV

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

eception Number	Reception Date	Instrument \$	Sale Date *	Sale Price	Grantor	Grantee
019004254	1/11/2019	WD	1/4/2019	\$308,500	EMMONS,KRISTIN	HALL,ANDREW
013126836	8/27/2013	WD	8/14/2013	\$179,225	AUBRY,PATRICK R	EMMONS,KRISTIN
008157153	11/18/2008	WD	7/28/2008	\$154,500	ROBBINS, DANNY L & RUNELL S	AUBRY,PATRICK R
008022946	2/22/2008	SW	2/4/2008	\$75,000	GREENPOINT MORTGAGE FUNDING	ROBBINS,DANNY L & RUNELL S
006170865	10/25/2006	PT	10/25/2006		MELENDEZ,JORGE & PAZ	GREENPOINT MORTGAGE FUNDING
T00009401	1/19/2000	QC	1/16/2000	\$10	MELENDEZ,JORGE	MELENDEZ,JORGE & PAZ
000217194	12/24/1998	WD	12/18/1998	\$102,500	KOLTAY,ROGER S	MELENDEZ,JORGE
000044683	3/25/1998	WD	2/27/1998	\$70,000	HAASE REVOCABLE TRUST	KOLTAY,ROGER S
000003477	1/10/1994	QC	1/4/1994		HAASE,WILLIAM C JR &	HAASE REVOCABLE TRUST