



REZONING GUIDE

Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Brummett, William J. and Trace	Representative Name	
Address	1544 South Emerson Street	Address	
City, State, Zip	Denver, CO 80210	City, State, Zip	
Telephone	303.656.6036	Telephone	
Email	wba@brummettarchitects.com	Email	
<p>*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.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
<p>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 (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p> <p>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.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address):	1544 South Emerson Street, Denver, CO 80210		
Assessor's Parcel Numbers:	0523307019000		
Area in Acres or Square Feet:	4,160		
Current Zone District(s):	U-SU-B		
PROPOSAL			
Proposed Zone District:	U-SU-A1		
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>4.5.21 updated</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>2-17-21 Zoom Call</u> <input type="checkbox"/> No - if no, describe why not (in outreach attachment)		

Last updated: June 9, 2020

Return completed form to rezoning@denvergov.org


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

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)</p> <p>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): <u>N/A</u></p> <p>Housing an Inclusive Denver The proposed map amendment is consistent with <i>Housing an Inclusive Denver</i>, 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).</p>
<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check boxes to affirm)</p> <p>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.</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 <i>Blueprint Denver</i> 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"/> 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> <p style="padding-left: 40px;"> 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> <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>U-2-A1</u> Zone District.</p>
REQUIRED ATTACHMENTS	
Please check boxes below to affirm the following required attachments are submitted with this rezoning application:	
<input checked="" type="checkbox"/> Legal Description (required to be separate attachment in Microsoft Word document format.) <input checked="" type="checkbox"/> 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.):	
<input checked="" type="checkbox"/> Written Narrative Explaining Project <input type="checkbox"/> Site Plan/ Drawings (if available) <input checked="" type="checkbox"/> Narrative describing any outreach to City Council office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. <input type="checkbox"/> Written Authorization to Represent Property Owner(s) (if applicable) <input type="checkbox"/> 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)
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
WILLIAM BONNETT TRACY BONNETT	1544 S. BENTLEY DENVER, CO 80202	100%		4-14-21		NO YES



WILLIAM BRUMMETT ARCHITECTS

383 Corona Street #323, Denver, Colorado 80218 | 720.570.2302 | brummettarchitects.com

BRUMMETT HOUSE REZONE

1544 South Emerson Street
Denver, CO 80210

Rezone from current U-SU-B to U-SU-A1

PROJECT NARRATIVE

My wife Tracey and myself have lived at this address in Platt Park for 26 years. Our two 17 year old daughters have been born and raised in this home and neighborhood. It is a neighborhood we cherish dearly, and plan to stay in for many more years.

18 years ago, when we were expecting our twin daughters, we faced a choice to sell our (then) small 2 bedroom one story bungalow home and move to a larger place in a different neighborhood, or invest in Platt Park and add a second story with bedrooms for our new girls. We decided to stay and expand- a decision we never have regretted.

At this time we are considering another improvement to our home- building a new garage to relace our very small 102 year old garage, with a small accessory dwelling studio unit above it. During this project we will also upgrade the sewer and electrical service to the lot, as well as the landscaping of our entire yard.

Our intent is to create a new small building which will respect the character and patterns of the neighborhood, our neighbors privacy and sunlight, and of course meet or exceed all of the setback, bulk plane, building form, lot coverage, code and zoning requirements of the City of Denver. Furthermore, we have studied the various City long-range planning documents carefully, including Comprehensive Plan 2040 (2019), Blueprint Denver (2019), and Housing an Inclusive Denver, and are confident that our plan is consistent with many of the principals and goals of each of these.

This would be accomplished through a zone change from the current U-SU-B to U-SU-A1, allowing an accessory dwelling unit on our lot of less than 4,500 s.f..

We have discussed our project with most of our neighbors to hear their feedback and any concerns. All of these neighbors, including all directly surrounding properties, have provided letters of support for the rezone and the project (attached).

During this process of canvassing our and surrounding blocks, we have made note of the evolving diversity of housing types within our neighborhood, with duplexes, ADU's, and smaller multi-family buildings creating a wonderful mix of housing options.

We believe this project would add to this needed diversity of housing types and options for those of different income levels and needs, in a neighborhood with rapidly growing housing costs. We also believe our project would promote land conservation in a near-city neighborhood with sufficient infrastructure, while giving us the financial and spatial flexibility to maintain our existing home.

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Please feel free to contact me at any time with any questions you may have.

Sincerely,

William Brummett
1544 South Emerson Street
Denver, CO 80210

wba@brummettarchitects.com
303.656.6036

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1544 S EMERSON ST

Owner	BRUMMETT,WILLIAM J & TRACEY L 1544 S EMERSON ST DENVER, CO 80210-2723
Schedule Number	05233-07-019-000
Legal Description	L 12 & S 1/3 OF L 11 BLK 34 STEBBINS HEIGHTS
Property Type	SFR Grade B
Tax District	DENVER

Print Summary

Property Description			
Style:	2 STORY	Building Sqr. Foot:	1987
Bedrooms:	4	Baths Full/Half:	3/0
Effective Year Built:	1919	Basement/Finish:	219/0
Lot Size:	4,160	Zoned As:	U-SU-B

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

Current Year			
	Actual	Assessed	Exempt
Land		\$329,000	\$23,520 \$0
Improvements		\$483,500	\$34,570
Total		\$812,500	\$58,090

Prior Year			
	Actual	Assessed	Exempt
Land		\$329,000	\$23,520 \$0
Improvements		\$483,500	\$34,570
Total		\$812,500	\$58,090

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	8/27/2020		8/27/2020
Original Tax Levy	\$2,154.98	\$2,155.01	\$4,309.99
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$2,154.98	\$0.00	\$2,154.98
Due	\$0.00	\$2,155.01	\$2,155.01

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) ⓘ	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: **\$4,189.22**

Assessed Value for the current tax year

Assessed Land	\$23,520.00	Assessed Improvements	\$34,570.00
Exemption	\$0.00	Total Assessed Value	\$58,090.00



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**District 7 Neighborhood Coalition
Neighborhood Coalitions of Denver**

3570 E. 12th Ave
Suite 200
Denver, CO 80206

April 19, 2021

Regarding: 1544 South Emerson Street
Denver, CO 80210
Rezone from current U-SU-B to U-SU-A1

NOTE CITY RECOMMENDED CHANGE

Dear Association Members and Directors,

My name is William Brummett and I live at 1544 South Emerson Street. My wife Tracey Brummett and myself have lived at this address in Platt Park for 26 years. Our two 17 year old daughters have been born and raised in this home and neighborhood. It is a neighborhood we cherish dearly, and plan to stay in for many more years.

19 years ago, when we were expecting our twin daughters, we faced a choice to sell our (then) small 2 bedroom one story bungalow home and move to a larger place in a different neighborhood, or invest in Platt Park and add a second story. We decided to stay and expand- a decision we never have regretted.

Changing times again today are encouraging us to consider another change to our home- creating a home office space for my one-person architectural practice above a new garage on our home property. This would allow us to consolidate our business and home, and save money while my practice pays "rent" to ourselves.

This would be accomplished through a zone change from the current U-SU-B to U-SU-A1, allowing an accessory dwelling unit.

This letter is an effort to reach out to your organization, inform you of our pending application to rezone, and perhaps schedule a phone call or Zoom call to hear your important feedback and any concerns you may have.

Our intent is to create a new small garage/ADU building which will respect the character and patterns of the neighborhood, our neighbors privacy and sunlight, and of course meet or exceed all of the code and zoning requirements of the City of Denver. Furthermore, we have studied the various City long-range planning documents carefully, including Comprehensive Plan 2040 (2019), Blueprint Denver (2019), Housing an Inclusive Denver, and are confident that our plan is consistent with many of the principals and goals of these. We also believe our design will be consistent with the ideals of the South Pearl Street Overlay (Although the actual overlay does not apply to Emerson street, the architectural guidelines of facade composition compatibility, traditional building materials, and traditional building scale and roofline are ones which we believe in to create a cohesive whole community, and therefore will strive to attain in relation to our block).

Please contact me by email (wba@brummettarchitects.com) or phone 303.656.6036 to arrange a time we can discuss.

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Thank you very much,

Sincerely,

William Brummett
1544 South Emerson Street
Principal, William Brummett Architects

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WILLIAM BRUMMETT ARCHITECTS

383 Corona Street #323, Denver, Colorado 80218 | 720.570.2302 | brummettarchitects.com

Platt Park People's Association

P.O. Box 100848
Denver, CO 80250

April 19, 2021

Regarding: 1544 South Emerson Street
Denver, CO 80210
Rezone from current U-SU-B to U-SU-A1

NOTE CITY RECOMMEND CHANGE

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Thank you very much,

Sincerely,

William Brummett
1544 South Emerson Street
Principal, William Brummett Architects

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