

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	Aaron Rodecker	Representative Name	
Address	3397 S Geneva st	Address	
City, State, Zip	Denver, CO 80231	City, State, Zip	
Telephone	7144782225	Telephone	
Email	arodecker949@gmail.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 deed of trust, 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 and/or boundary description):	3397 S Geneva st, Denver CO 80231		
Assessor's Parcel Numbers:	06344-01-006-000.		
Area in Acres or Square Feet:	17,500 SF and approximately 0.4 Acre		
Current Zone District(s):	S-SU-F		
PROPOSAL			
Proposed Zone District:	S-SU-F1		



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REVIEW CRITERIA

<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<ul style="list-style-type: none"> <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. 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. <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. <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>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The existing zoning of the land was the result of an error. <input type="checkbox"/> The existing zoning of the land was based on a mistake of fact. <input type="checkbox"/> 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. <input checked="" type="checkbox"/> 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: <ul style="list-style-type: none"> 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. <input type="checkbox"/> 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. <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. Please provide an attachment describing how the above criterion is met.</p>

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:




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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%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
Aaron Rodecker	3397 S Geneva st Denver, CO 80231 714-478-2225 ARodecker949@gmail.com	100%				YES

Last updated: May 24, 2018

Return completed form to rezoning@denvergov.org

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

Introduction

To Whom It May Concern,

My name is Aaron Rodecker and I am the owner of the property at 3397 S Geneva st, Denver CO. I am seeking to rezone my lot from S-SU-F to S-SU-F1 so that I may be eligible to construct an accessory dwelling (ADU).

I am a California native who has moved to Denver to seek a change of lifestyle and scenery that only Denver could provide. Since purchasing my property in 2018 I have grown fond of the city and cherish my new community, and will support it as best I can. Now I wish to share my new home with my family, and I ask the community to support me in this endeavour.

This unit would serve as housing for my mother who currently resides in my home state of California. If granted the rezoning to S-SU-F1, I would construct an ADU for her adjacent to the existing house in accordance with city ordinance so that she may always have a place to stay with me. The rezoning in question will result in a conforming lot that fits within the existing and future context of the Hampden heights Neighborhood. The construction will also include a garage and added driveway space to accommodate any extra parking and avoid the nuisance of added vehicles with my fellow neighbors.

I am familiar with Denver's adopted plans and believe this to be a great opportunity to act on these plans in the best interest of my fellow Denverites.

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Exhibit A

Legal Description

Lot Address: 3397 S Geneva st, Denver, CO 80231-4736

Lot schedule number: 06344-01-006-000

Lot legal description: LOT 6, BLOCK 21, HAMPDEN HEIGHTS-THIRD FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO

Exhibit B
Proof of Ownership (Assessor's Record)

Owner	RODECKER,AARON 3397 S GENEVA ST DENVER , CO 80231-4736
Schedule Number	06344-01-006-000
Legal Description	LOT 6 BLK 21 HAMPDEN HTS 3RD FLG
Property Type	RESIDENTIAL
Tax District	DENV

[Print Summary](#)

Property Description

Style:	TRI W/BASEMENT	Building Sqr. Foot:	1972
Bedrooms:	3	Baths Full/Half:	2/1
Effective Year Built:	1969	Basement/Finish:	659/593
Lot Size:	17,500	Zoned As:	S-SU-F

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

Current Year

Actual	Assessed	Exempt
Land	\$290,000	\$20,740 \$0
Improvements	\$129,900	\$9,290
Total	\$419,900	\$30,030

Prior Year

Actual	Assessed	Exempt
Land	\$290,000	\$20,740 \$0
Improvements	\$129,900	\$9,290
Total	\$419,900	\$30,030

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	6/10/2020	
Original Tax Levy	\$1,082.83	\$1,082.82	\$2,165.65
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$1,082.83	\$1,082.82	\$2,165.65
Due	\$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.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N	Scheduled to be Paid by Mortgage Company ⓘ	Y
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: \$2,113.61

Assessed Value for the current tax year

Assessed Land	\$20,740.00	Assessed Improvements	\$9,290.00
Exemption	\$0.00	Total Assessed Value	\$30,030.00

Exhibit C
Review Criteria

Consistency With Adopted Plans

A. Blueprint Denver

Blueprint Denver, originally composed in 2002 and updated in 2019, expresses the infrastructural needs required to scale Denver and its communities over the next two decades. The foundation of Blueprint Denver includes Comprehensive Plan 2040 (discussed below) and additional input from Denver communities.

Denver has experienced tremendous growth since 2002. While this growth has had many positive impacts on the city it has also created some growing pains for our communities. Blueprint Denver states that, “Denver’s neighborhoods, have growing disparities. Housing opportunities and quality design are a citywide challenge. There is a need for all residents to have greater access to all of Denver’s opportunities.” As supported by Comprehensive Plan 2040, Blueprint Denver strives to create a Denver that provides equitable and affordable housing and access to opportunity.

3397 S Geneva is located in the Residential District context. Geneva st is a local street. Rezoning 3397 S Geneva St and allowing for the development of a stylish ADU maintains the existing neighborhood context and increases the volume of housing in a neighborhood in close proximity to some of Denver’s most common establishments and epicenters. These epicenters include Cherry Creek reservoir and Hampden Shopping center which are minutes away due to the lot’s easy access to the I25 junction, as well as major highways of Hampden st/Havana st (Hwy 30) and Parker Rd (Hwy 83).

Exhibit D

Additional Review Criteria

A. Uniformity Of District Regulations and Restrictions

The proposed map amendment will result in a neighborhood lot that is consistent with the S-SU-F1 district regulations and restrictions. The lot's current characteristics are conforming to the S-SU-F1 district and any/all future modifications or construction will meet the district regulations and restrictions.

B. Further Public Health, Safety, and Welfare

The lot in question resides near major health and welfare epicenters. Among these include Cherry creek reservoir, Kennedy Park, Joe Shoemaker Elementary school, and the Hampden Shopping center. Rezoning 3397 S Geneva st and allowing development of an ADU that compliments the style of the Hampden heights community would increase the availability of housing in this lively neighborhood and create more affordable housing options in a safe and friendly neighborhood.

C: Justifying Circumstances – A City Adopted Plan

Since the date of the approval of the existing zone district, an accessory unit that would create more housing options is in the best interest of the recent city wide adopted plan. The city and its partners should target existing homeowner rehabilitation programs to residents in vulnerable neighborhoods, and promote the development of accessory dwelling units as a wealth building tool for low and moderate income homeowners.

D: Consistent with the applicable neighborhood context

The sole purpose of the U- zoning regulations is to “promote and protect residential neighborhoods within the character of the Suburban Neighborhood Context.” (Sec 3.2.2.1(A) Residential Districts). Given that both the existing and requested zoning characteristics adhere to the Residential Districts Context and that the only difference between them is the construction of an ADU, the lot would fall in accordance with the zone district. The main concern lies with whether the construction would take value from the context of the hamden heights neighborhood. Given that the construction would be at the back of the lot, it would stand to reason that permitting this rezone would not detract from the “overall image and character of the residential neighborhood” (Sec 3.2.2.1(A) Residential Districts).