

Area Map indicating property to be rezoned will be prepared by the Department of Zoning Administration

City and County of Denver
DEPARTMENT OF ZONING ADMINISTRATION
APPLICATION FOR ZONE MAP AMENDMENT

Application Number

3661

Date Submitted
JUL 31 1985

Fee

\$600.00

1. Applicant
Country Inns,
Colorado Division, Inc.

2. Address
c/o Charles Hillestad
#2650, 1225-17th Street
Denver, CO 80202

3. Phone No.
(303) 295-2500

4. Interest
 Owner(s)
 Agent Contract
 Other Purchaser

5. Owners of Property or Properties
(If not the Applicant)

Robert L. & Janet R.
Bendixen

6. Address

2147 Tremont Place
Denver, CO 80205

7. Phone No.

(303) 297-1521

8. Location of Proposed Change

2147 Tremont Place, Denver, CO 80205

9. Legal Description of Property: (If Legal Description is lengthy, please attach additional sheet.)

Lots:

Block:

Addition:

27 and 28

190

Clement's Addition to the City of Denver

10. Area of Subject Property, Sq. Ft. or Acres

6,250 square feet

11. Present Zone

R-3

12. Proposed Zone

P.U.D. 194

13. Describe briefly the nature and expected effect of the proposed amendment. ~~When the amendment includes an explanation of the legal basis for the proposal: either (a) the error in the map as approved by city council, or (b) the changed or changing conditions making the proposed amendment necessary.~~

The change requested here is necessary because of changed or changing conditions in the neighborhood. This particular house is no longer viable as a residence because of changed market conditions. That is partially due to the size of the building which is somewhere between 5,200 to 6,000 square feet. It is two to four times the size of all other residences within three blocks both new and pre-existing. Furthermore, the amount to acquire it and complete construction would be approximately \$300,000 not counting furniture. Few if any individuals or families can afford that or would want to when the highest sales price for a residence in the entire neighborhood to date is less than \$145,000. As evidence of unmarketability, homes on the same square block of one half to one quarter of the size of this building have been on the market for up to three years without success.

Location of nearly all transient shelter beds in Colorado within 6 blocks of the site, most of which have been added in the past few years, together with the continued unrestrained demolition of housing for parking in the immediate locale, has helped destroy the once viable market for this building as a single family home. (Continued on page two)

14. Use and development proposed for the property to be rezoned.

The intended use is as a "bed and breakfast" inn defined below, but applicant also wants the right to any uses by right permitted in §59-177(1), §59-207(1)r and y, and §59-54(3)f of the City Zoning Code (subject to the restrictions set forth therein regarding those sections).

The "bed and breakfast" use shall allow the applicant to provide residential accommodations using the existing structure on the site with up to 11 rental rooms or bedrooms not exceeding 6,000 sq. ft. total. A kitchen of up to 1,000 sq. ft. shall be permitted. Food, beverage and wine service (subject to obtaining appropriate licenses) shall be permitted in the entry hall, the dining room and the living room together not exceeding 2,000 sq. ft. total or in any rental rooms or on the Patio and Garden Areas shown on the District Plan. A business office shall be permitted in conjunction with the bed and breakfast operations not to exceed 600 sq. ft. Retail space for sale of books, gifts and flowers shall be permitted not to exceed 1,000 sq. ft. Any of the rental rooms may be for permanent occupancy.

15. Exhibits Submitted, Number and Kind

One Map, One District Plan

16. Applicant's Signature

Peri Hope

Bv: Peri Hope, Assistant Secretary

APPLICATION FOR ZONE MAP AMENDMENT

Page 2

Answer to Question
13. (Continued)

Furthermore, because of its historic nature and location with the historic district created 10 years ago, the building cannot be torn down or even significantly modified. A use must be found for what essentially is a 10 bedroom house. Unfortunately, there are few such uses given those restrictions except a hotel, which is not permitted in an R-3 zone.

All the foregoing are entirely due to change in conditions since the property was last sold and are not due at all to either the owners or the applicant. Since the change appears to be permanent, that will result in unnecessary hardship.

P.U.D. 2147 Tremont Place
Property Address or Location

- 1. Date of pre-application conference JUL 25 1985
- 2. Submittal date of preliminary application July 31, 1985
- 3. Submittal date of completed application SEP 11 1985
- 4. Deadline for Planning Board Meeting _____
(within 45 days after receipt of completed application)
- 5. Planning Board meeting date OCT 16 1985

2. a. Maximum gross floor area for each proposed use. Explain or define the uses. Terms like "retail" or "light industrial" must be defined in detail. To do this the applicants should refer to the various uses listed in a specific zone district of the Zoning Code.
(See Answer to Question 14 on page 1)

For residential projects -
indicate the maximum
dwelling units n/a/

Density or the ratio of
dwelling units per acre
equals n/a

- b. The maximum height of ^{existing} structures shall be three ^{garden level/basement} (stories), plus , which shall not exceed a total of 60 feet. Rooftop features (Solar collectors, antennas, chimneys, flues, vents, air conditioning equipment) may exceed these height limit by 10 (feet). Flagpoles may exceed these height limits. The existing structure in roughly its existing configuration shall be retained. No new structure is planned except as provided on the District Plan.
- c. Off-street parking: The project shall contain space for parking 5 ^{Pla} vehicles. Applicant will abide by Article V, Off-Street Parking Requirements. yes no. If not, list the following; dimensions of parking spaces and aisles, ratio of parking spaces to building floor area by use, ratio of compact cars to regular-sized parking spaces. Use the blank space below. See attached District Plan. The 5 spaces are 16 feet long by 8 feet wide. There is only provision for compact car and none for regular-sized Off-Street Loading Spaces. The project will contain no off-street loading spaces. Applicant will provide such spaces in conformance with Article VI, Off-Street Loading Requirements: yes no. If not, list the dimensions of the spaces provided.

NOTE:

The use of the terms "Article" or "Section" refer to portions of the Revised Municipal Code of the City and County of Denver.

The space below may be used to provide additional information.

* cars. There is one parking space for every two bedrooms, or one space for every three rooms total or one space for every 1,200 Sq. Ft. of building floor space.

P.U.D. at 2147 Tremont Place
 Property Address or Location

- d. Setbacks for buildings (excluding fences and walls).
 west approx. north/ east approx.
 The north setback shall be 40 ft. The east setback shall be 7 ft.
 The south setback shall be 10 ft. southeast approx.
 The west setback shall be 15 ft.
 The setbacks are existing.
 The minimum spacing between buildings shall be n/a ft. Encroachments are permitted in the setback space as regulated by Sec. 59-209(b)(4) (R-4 zone).

Other important spacing requirements are: Applicant's reservation of the right to install later a gazebo, trellises, planters, seats, decks, carport and a fountain in the Official Parkway setback requirements for this street are n/a ft. for structures and n/a ft. for signs.

- e. Land Coverage by buildings and impervious surfaces by use are as follows:

Building Coverage	<u>1,950</u> approx. sq. ft.	=	<u>31</u> %	of total area.
Streets and Drives	<u>1,850</u> approx. sq. ft.	=	<u>30</u> %	of total area.
Walks, Patios	<u>approx. 650</u> sq. ft.	=	<u>10</u> %	of total area.
Paved Recreation areas	<u>0</u> sq. ft.	=	<u>0</u> %	of total area.
TOTAL	<u>4,450</u> approx. sq. ft.	=	<u>71</u> %	of total area.

- f. Surface Drainage: The owner understands that the rules and regulations of the Wastewater Management Division will require certain design considerations and construction features to control surface water runoff. The site contains , does not contain a flood hazard area as identified by the Urban Drainage and Flood Control District (Contact the Wastewater Management Division, 295-1451).

- g. Interior streets, drives and pedestrian walkways within the P.U.D. district, if any, are shown on the District Plan.

- h. Easements: Existing utility or access easements located on the property are as follows: There is no written easement.

- i. Buffering features or methods: (Natural foliage areas, berms, fences or walls) Natural foliage areas shall consist of (what plant materials?) as indicated on the District Plan and shall be located (where?) as indicated on the District Plan. All such foliage shall be maintained in a healthy and growing condition. Where street trees are proposed or required on the public right of way such trees shall be installed in accordance with the requirements of the City Forester. (575-3053 or 575-2571)

No. of trees to be planted: 1 deciduous; 0 coniferous;
 Size at time of planting: 2 1/2" caliper; (To be planted on street parkway strip on Tremont Place)
 Number of shrubs to be planted: 0

*above setback areas as set forth on the District Plan.

P.U.D. at 2147 Tremont Place
Property Address or Location

The maximum height of fences or walls on the P.U.D. district boundaries and within the building setback areas shall be 8 feet from the alley ground level and shall be located enclosing part of the Patio Area as shown on the District Plan. Such fences or walls shall be: Solid and view-obscuring , or open and view-permitting . The owner shall commence construction of buffering features prior to occupancy of completed dwelling units or with 365 calendar days of rezoning approval, if any buffering is required.

The maximum height of fences or walls within the interior areas of the district shall be 8 feet.

Earthen berms or mounds are proposed (where?) n/a and shall be no more than n/a feet in height.

j. Boat, camper, trailer and recreation vehicle storage will , will not , be permitted on the property. If permitted, the number of each type will be as follows: _____

The location of these storage areas shall be shown on the District Plan. The maximum height of solid screening fences or walls shall be n/a feet, and are shown on the District Plan.

k. Dedications and Improvements. The owner understands that City ordinances and agency rules and regulations may require the dedication of additional street right of way and the construction of certain public improvements.

l. School population: Project will have a school population of 0 children; Elementary School 0; Junior High School 0; Senior High School 0. (Ratios can be provided by the Denver Public Schools, 837-1000, Facility Planning).

m. The project contain the following types and sizes of areas:

- Lawn areas including any landscaped buffer areas approx. 1,800 sq. ft.
- Large, landscaped open areas (over 10,000 sq. ft.) 0 sq. ft.
- Active recreation areas with play equipment, etc. 0 sq. ft.
- Others, (describe)

P.U.D. at 2147 Tremont Place
 Property Address or Location

n. External effects: (vibration, heat, glare, radiation, and fumes). These effects will be regulated by Sec. 59-178 (2), (3) which regulate uses in the R-3 zone. See page 1, #14 and on District Plan.

o. The natural terrain will be restored in the following areas:

n/a

p. Utilities (public and private) serving the property are adequate, inadequate; they are located Electricity and telephone service are from the alley. Gas and water service are from the street.

For information contact the Public Service Company.. 571-3747; Mountain Bell 624-3119; and the Denver Water Department.. 623-2500, Ext 415.

If inadequate, the following measures have been recommended by the appropriate utility to provide service. _____

q. Sign Controls: The project will be regulated by the following:
 Sec. 59-537. Signs Permitted in all Districts, yes ; no ;
 Sec. 59-538. Sign Area Measurement, yes , no , and
 Sec. 59-549 Regulations for the R-4 districts.

r. Outdoor Storage of products, materials or Solid Waste will , will not , be permitted on the property. If permitted such storage is shown on the District Plan. Screening will , will not , be provided. If so, such screening will consist of a solid wall or fence n/a feet high. There are dumpsters in the alley.

s. Current traffic volumes on streets in the project area should be shown on the "Existing Conditions Map." These volumes are available for major streets from the Traffic Engineering Division, or the Planning Office or may be estimated by the applicant based on a professional study. Streets for which no estimate is available should be noted. The property is only adjacent to Tremont Place, a non-arterial street. There is no traffic volume information. Site generated traffic should be estimated and noted by applicant based on proposed project type, size, and other relevant factors. Ratios for estimating traffic are available from the Traffic Engineering (575-5781) or the Planning Office. (575-3268)

For projects with total daily site generated traffic of more than 200 vehicle trips, or for projects in areas with special problems, more detailed analysis may be required and the applicant should contact the Planning Office for further guidance. n/a

t. Public Transportation. The nearest bus stop is located about 500 ft. from the property on 20th Avenue
 Avenue or Street

* available from Traffic Engineering.

P.U.D. at 2147 Tremont Place
Property Address or Location

u. Public Facilities:

The nearest Elementary school is Ebert's at 23rd St. and Tremont Pl.
name address

The nearest Junior High school is Morie Middle at 840 E. 14th Avenue
name address

The nearest Senior High school is East High at 1545 Detroit
name address

The nearest Denver Fire Station is Station No. 4 at 1890 Lawrence
address

The nearest Police Station is at 1331 Cherokee
address

The nearest Recreation Center is at 2800 Glenarm Place
address

The nearest Library is at 2855 Tremont Place
address

v. Home Occupations: If residential dwelling units are contained within the project, home occupations will , will not , be permitted. If so permitted, they will be regulated by Sec. 59-177 (4) (R-3 zone).

w. Temporary Uses: Uses by temporary permit will be regulated by Sec. 59-177(2) (R-3 zone).

x. Accessory Uses: Will be permitted and regulated by Sec. 59-177(3) (R-3 zone).

y. Interim Uses: Prior to the development of this project, the property will be used on an interim basis for n/a (describe in detail the following: size, height and location of all interim buildings, provision for parking, term of interim use, etc.).

3. On an attached page a written statement is given generally describing:

a. The proposed P.U.D. and the market which it is intended to serve.

b. Its relationship to the Comprehensive Plan; where the applicant's objectives are not in substantial conformance with the Comprehensive Plan the statement shall include the changed or changing conditions that justify approval of the proposed P.U.D. District. (For help on this please contact Denver Planning Office).

c. How the proposed P.U.D. District is to relate to the character of the surrounding neighborhood.

4. The "Existing Conditions Map" is attached following the written statement described above.

5. The "District Plan" is attached as the last page of this application.

Answer to Question 3:

3a. The market for the "bed and breakfast" inn to be permitted as a use by right in this P.U.D. is the adult traveler who prefers to avoid the uniformity of hotels and motels. This includes tourists, those interested in historic structures, parents visiting students, honeymooners and, occasionally, traveling salesmen or executives in town for business.

The location inside an historic district adjacent to a park and the downtown area with close access to a freeway and the airport, train and bus stations makes the location ideal for such customers.

3b. As to the changed or changing conditions necessitating this P.U.D. application, they are set forth in the answer to Question #14 on the first page of the Application.

As to the relationship of the proposal to the Comprehensive Plan, considering that City Wide Maps 1,2 and 10 of the City's Comprehensive Plan show the area surrounding the P.U.D. site as mixed residential/commercial of medium density, the change will not make the property inconsistent with those maps. A bed and breakfast use can be described as a cross between traditional residential and commercial uses. City Wide Map 4 shows the area as scheduled for similar uses to those in the downtown area with some light industrial uses, but less intensely developed. Nothing proposed in the P.U.D. Application is inconsistent with that concept.

If the City's Comprehensive Plan Policy H18 is taken into consideration, this bed and breakfast use should be granted. Plan Policy H18 encourages provision for greater housing choices, different types of housing in a variety of locations. There are three such establishments in Boulder and two in Colorado Springs, but none in Denver. This will be the first such traditional "country inn", which is astonishing considering their extraordinary popularity on the West Coast, the Northeast and the South.

The use would be very close to the rooming/boarding house and multiple unit dwelling already permitted in R-3 zones and therefore in "substantial conformance with the City's Comprehensive Plan for the area and . . . compatible with adjacent land uses." There is no objection to the proposed change by the building owners on either side who have already been contacted and there is no known objection of any other property owner in the neighborhood who has been contacted to date nor any known objection from any of the registered neighborhood organizations, such as CHUN, Uptown on the Hill, Neighbors for a Better Approach and Enterprise Hill Homeowners, who have been contacted to date.

3c. The existing uses in the neighborhood are shown on the attached Existing Conditions Map. The immediate block has primarily single and multifamily residential units. Except for any signage, the structure here will appear by its exterior construction

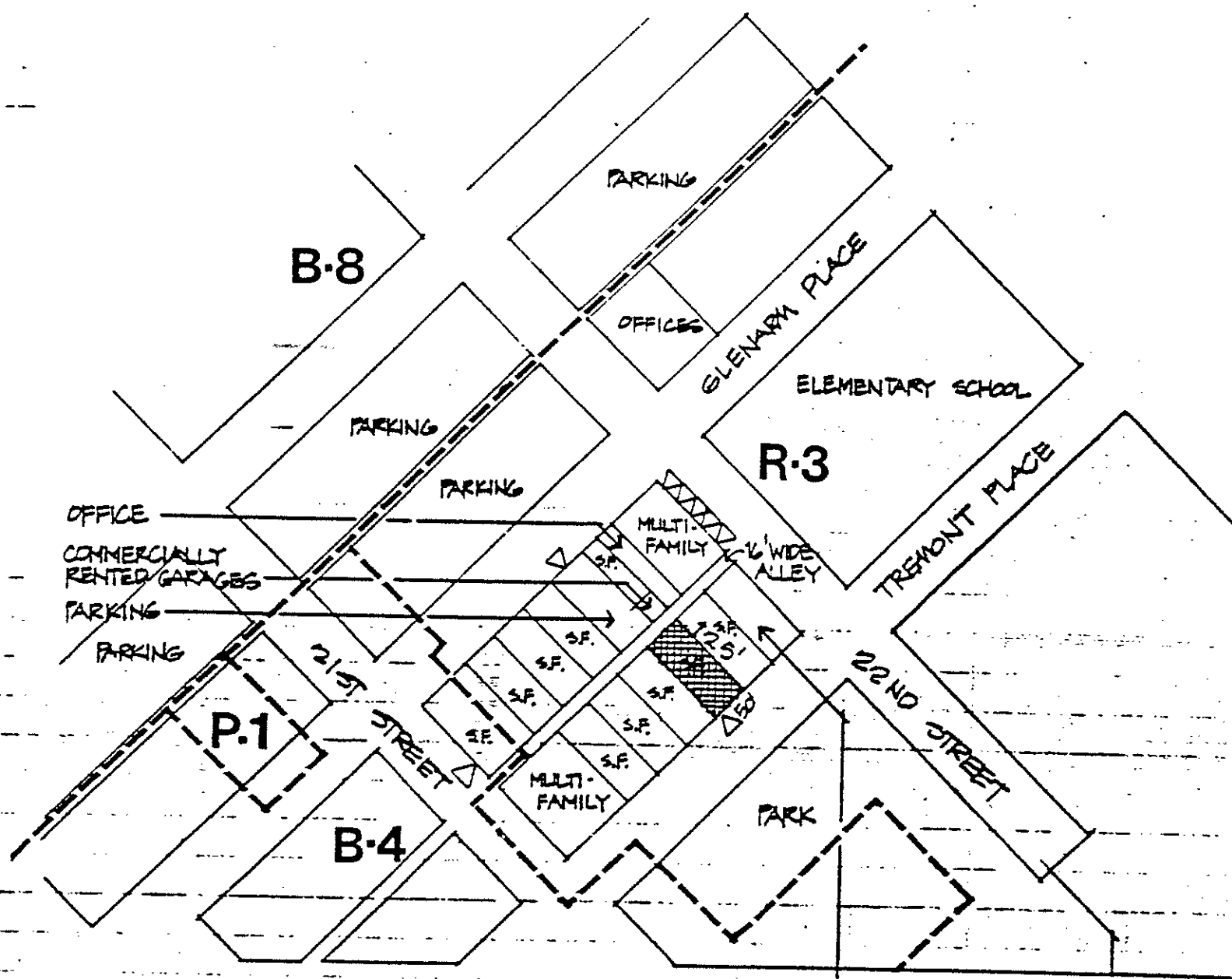
to still be a single family dwelling as it was originally designed. Its proposed interior use as a "bed and breakfast" is relatively close to a rooming/boarding house multiple unit dwelling except that no permanent residence is established for the guests and the stay is typically for a shorter duration. As such, both its exterior facade and its internal use should fit into the character of the neighborhood which is largely, but not entirely, residential.

Most, but not all, of the other houses on the block are Victorian structures that have had their exteriors restored, regardless of interior use, so that the facades are compatible with each other and the historic district designation. The structure on the P.U.D. site in question will also have its exterior remodelled to be compatible with the other pre-1900 structures and the lawn landscaped to blend in with the other lawns on the block.

That remodelling will probably be quite similar to the plans prepared by William Barlow, an architect with the National Park's Service, which were approved in 1977 by the Denver Landmark Commission. In any event, historic structure designation is being sought for the house. Policy E18 of the City's Comprehensive Plan indicates the City "should encourage and support the preservation of structures and districts having unique historic, architectural or geographic significance."

Other than the signage consisting of letters designating the "Queen Anne Inn" which is presently planned to be located on the front elevation just below the second floor window plus a much smaller sign affixed to the wall next to the front door repeating the name and giving certain additional information such as the 1897 date when the house was first constructed, there is nothing else presently planned on the site to call attention to the use as an inn.

Therefore, applicant believes both the use and appearance of the proposed P.U.D. site and the structures thereon should relate well to the neighborhood.



NO TRAFFIC VOLUME
 INFORMATION AVAILABLE
 FROM TRAFFIC ENGINEERING

MIXED SEMI-PERMANENT
 AND TRANSIENT CHURCH
 HOUSING OFFICES AND
 FOOD PREPARATION CENTER.

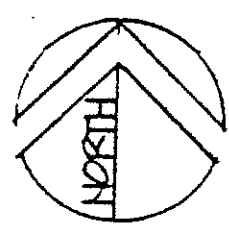
2147 TREMONT PLACE
 DENVER, COLORADO

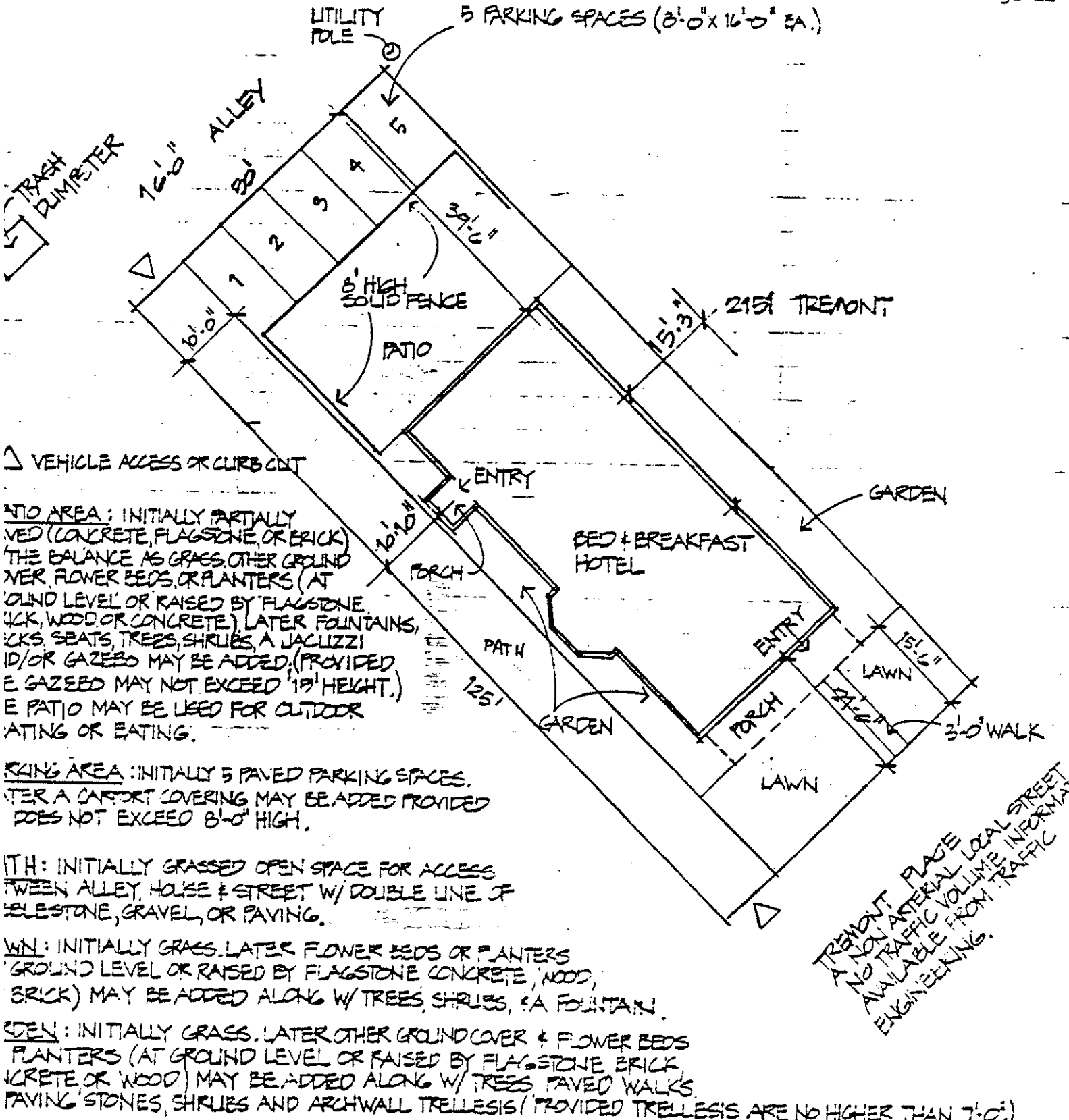
PROJECT AREA = 6,250 SQ. FT.

EXISTING CONDITIONS

SCALE: 1" = 200'-0"
 DATE: AUGUST 29, 1985

- S.F. - SINGLE FAMILY HOME
- [Hatched Box] - PROPOSED PLD. SITE
- △ - EXISTING CURB CUT





△ VEHICLE ACCESS OR CURB CUT

PATIO AREA: INITIALLY PARTIALLY PAVED (CONCRETE, FLAGSTONE, OR BRICK) THE BALANCE AS GRASS. OTHER GROUND COVER, FLOWER BEDS, OR PLANTERS (AT GROUND LEVEL OR RAISED BY FLAGSTONE, WICK, WOOD, OR CONCRETE). LATER FOUNTAINS, BENCHES, SEATS, TREES, SHRUBS, A JACUZZI AND/OR GAZEBO MAY BE ADDED. (PROVIDED THE GAZEBO MAY NOT EXCEED 19' HEIGHT.) THE PATIO MAY BE USED FOR OUTDOOR SEATING OR EATING.

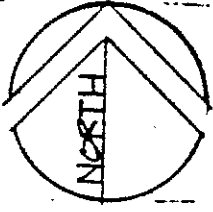
PARKING AREA: INITIALLY 5 PAVED PARKING SPACES. LATER A CARPORT COVERING MAY BE ADDED PROVIDED IT DOES NOT EXCEED 8'-0" HIGH.

PATH: INITIALLY GRASSED OPEN SPACE FOR ACCESS BETWEEN ALLEY, HOUSE & STREET W/ DOUBLE LINE OF FLAGSTONE, GRAVEL, OR PAVING.

LAWN: INITIALLY GRASS. LATER FLOWER BEDS OR PLANTERS (AT GROUND LEVEL OR RAISED BY FLAGSTONE, CONCRETE, WOOD, OR BRICK) MAY BE ADDED ALONG W/ TREES, SHRUBS, & A FOUNTAIN.

SCREEN: INITIALLY GRASS. LATER OTHER GROUND COVER & FLOWER BEDS (AT GROUND LEVEL OR RAISED BY FLAGSTONE, BRICK, CONCRETE, OR WOOD) MAY BE ADDED ALONG W/ TREES, PAVED WALKS, PAVING STONES, SHRUBS AND ARCHWALL TRELLEISIS (PROVIDED TRELLEISIS ARE NO HIGHER THAN 7'-0")

TREMONT PLACE
A NON-ARTERIAL LOCAL STREET
NO TRAFFIC VOLUME INFORMATION
AVAILABLE FROM TRAFFIC
ENGINEERING.



DISTRICT PLAN

2147 TREMONT PLACE
DENVER, COLORADO

SCALE: 1" = 20'-0"
DATE: AUGUST 29, 1985

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND BUILDING OUTLINES, LOCATIONS AND OTHER PHYSICAL IMPROVEMENTS MAY CHANGE UNLESS