



RUNGE ARCHITECTURE

In this letter please include the following:

- A discussion summarizing compliance with the approval criteria as described in Section 5.3.2.C. in the Land Development Code (specific criteria will be sent via email)
- A discussion summarizing how the proposed special use is consistent with the El Paso County Master Plan (specific elements will be described via email)
- A discussion regarding anticipated traffic generation and access

Date: 7/22/2025

Brief Project Description

Applicant: Chuck Runge, Runge Architecture, 5315 Germaine Ct., C/S, CO 80919

Property Address:

Existing Principal Residence: 10775 Egerton Rd., Colorado Springs, CO 80908

Proposed Accessory Living Quarters: 10765 Egerton Rd., Colorado Springs, CO 80908

Parcel Number: 52200-11-015

PCD File No: AL2520

Zone: RR-5

Lot Size: 3.15 Acres

Habitable space of existing residence: 1,319 s.f. main floor + 637 s.f. basement = 1,956 s.f.

Habitable space of proposed Accessory Living Quarters: 1,487 s.f.

Proposed Total Lot coverage (including covered patios & all structures): 4,011 s.f. (2.9%)

The Proposed Accessory Living Quarters (ALQ) will be permanently occupied by an immediate family member who is also part owner of the property. The main house is owned and occupied by Bryan and Macrina Houpp and two children. The Accessory Living Quarters will be occupied by Macrina's mother Joan Karbo and will not be utilized for rental to non-family members or as a short-term rental. Either the principal residence or the ALQ will be continuously owner-occupied in compliance with El Paso County Land Development Code requirements for the RR-5 Zoning.

The property is currently served by water service as part of the Park Forest Water District. The ALQ will have the water service connected to the main house service. The electric and gas service will be an extension of the existing utility systems. The ALQ will have an independent septic system. This septic system is currently being designed by a Colorado Licensed Geotechnical Engineer and will be in compliance with the requirements of the El Paso County Health Department.

CHARLES W. RUNGE, JR - ARCHITECT
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