

LETTER OF INTENT

Owner: Christopher Steffen

Phone: 707-332-0079

Applicant: Vint Atkinson (Consultant) 719-644-0398

* Address: 13430 Sierra Madre Road, Colorado Springs, CO 80908

To Whom It May Concern:

I, Christopher Steffen (Owner), am requesting a Special Use Permit to convert an existing Detached Garage/storage building (designated number 1) into a Detached Accessory Living Quarters for Permanent Occupancy. The property address is 13430 B Sierra Madre Road, Colorado Springs, CO 80908. This property is a 3.46 acres lot that is zoned RR-5.

This property has a Primary Dwelling built in 2014 and two Detached Garage/storage buildings; Detached Garage No.1 built in 2014 and Detached Garage No. 2 built in 2015. The property and buildings are currently conforming to zoning of RR-5. The current dwelling and buildings are in great condition of modern durable construction and design. The primary dwelling is 1801 sq. ft. on main floor plus 672 sq. ft. of garage, 1191 sq. ft on upper floor and 1159 sq. ft. on finished basement floor. Detached Garage No. 2 is 1453 sq. ft. of garage and 1453 sq. ft. on upper floor storage. Detached Garage No. 1 is 442 sq. ft. of garage, 691 sq. ft. on main floor storage and 1133 sq. ft. on upper floor storage. This will be converted to the detached accessory living quarters with 442 sq. ft. of garage, 691 sq. ft. of main floor living area, 799 sq. ft. of second floor living and 273 sq. ft. of storage resulting in 1461 sq. ft. of living area.

There is an existing septic system with design and application for a second separate septic system in process. The existing system, which was connected to the Primary Dwelling, will be disconnected then connected to Detached Garage No. 1 for the Detached Accessory Living Quarters and the new septic system will be attached to the current Primary Dwelling. There is a well which supplies water to both dwellings. This well was permitted to support two dwellings and to irrigate $\frac{1}{4}$ acre. There are currently a main road/driveway that connects all buildings with a concrete apron in front of the Primary Dwelling garage and a concrete apron in front of Detached Garage No.1 garage.

My request is to abandon the use of Detached Garage No. 1 as a storage building and remodel the interior to be a Detached Accessory Living Quarters for Permanent Occupancy. A Building Permit submission is in progress at the date of this letter and no construction will start until approved. This will serve as the dwelling for my wife's mother. We will continue to occupy the Primary Dwelling and Detached Garage No. 1 will remain as garage and storage. The current configuration of buildings and land have been in place since 2015 not significantly impacting site drainage. There will be no significant increases in traffic due to these changes as my wife's mother is currently living with us. At such time that the Detached

Accessory Living Quarters is no longer required the dwelling shall be used as a guest house for occasional, non-paying guests or visitors, and shall not be rented or leased. I have provided an executed and recorded affidavit of Detached Accessory Living Quarters for Permanent Occupancy indicating that it cannot be used as a rental unit. The electric utilities are separate and have separate billing accounts. The gas utilities are interconnected and are on one billing account.

Since this property has had the three buildings on it since 2015 this change in use will not be changing the character of the property or neighborhood. In addition, there are approximately 2 other properties in the subdivision that have some form of living quarters and 7 other properties that have other accessory buildings. The existing utilities can care for the proposed buildings. Should this special use be approved, the overall impact will not overburden or exceed the capacity of public facilities and services. This special use will not create unmitigated traffic congestion and will not be detrimental to the public health, safety, or welfare of the present or future residents of El Paso County.

This request for a special use permit for a Detached Accessory Living Quarters for Permanent Occupancy is also consistent with the El Paso County Policy Plan. Goal 13.1 of that plan is to encourage an adequate supply of housing types to meet the needs of county residents. In addition, Policy 13.1.3 recognizes the need for housing alternatives that provide for the county's special populations. Special populations may include low income, elderly, and physically and mentally impaired. The Policy Plan recognizes the need for housing alternatives to allow for proper care of the county's special populations. The extended family housing provision was added to the Land Development Code specifically to accommodate special populations and family needs. Since this accessory living quarters will be used to help provide care for an elderly parent and future elderly parents, I believe my proposed project is clearly consistent with the stated goal of the El Paso County Policy Plan.

Sincerely,

A handwritten signature in black ink, appearing to read 'Christopher Steffen', with a long horizontal flourish extending to the right.

Christopher Steffen