

PCD File #

Letter of Intent

Throughout this letter, you refer to the proposal as an "extended family" unit and as a "dwelling unit." In November 2019, the nomenclature in the Code has changed and the distinction needs to be made between a dwelling unit and the proposed request, which is not an additional dwelling unit. Please refer to the proposed use as an "accessory living quarters." The correct affidavit is a "Detached Accessory Living Quarters" affidavit.

1. Owner/applicant and consultant, including addresses and telephone numbers.

Owners: Travis and Heather Hamann
2520 Old North Gate Rd.
Colorado Springs, CO, 80921
719-492-4143

You also need to address the accessory living quarters criteria in the Letter of Intent - most of these have already been addressed, however, you need to note that there shall be no separate meters or billings for utilities.

2. Site Location, Size and zoning

To whom it may concern, we the owners, Travis and Heather Hamann, of the residence located at 2520 Old North Gate Rd. Colorado Springs, CO 80921, are requesting to convert 1,200 sq. ft. of space in the loft of our barn into a detached extended family dwelling unit. The property is 5.61 acres and is zoned RR-5, the main residence was built in 1965 with 2,452 sq. ft of living space.

3. Request and Justification

We are requesting approval to convert 1,200 sq. ft. of existing barn loft in a detached extended family dwelling unit to provide living quarters for Heather's 85-year-old Grand Mother Inez. The space is currently unfinished in an existing barn that was built in 2014. Converting this space will allow us to provide care for Inez and for her to live independently with assistance nearby. At such time the extended family use is no longer required, the dwelling unit shall be used as a guest house for occasional, non-paying guests or visitors, and may not be leased or rented. The guest house will follow zoning requirements for RR-5 and complies with Chapter 5.1.29, 5.2.51, 5.3.2 of the Land Development Code for a guest house, the Extended Family Housing Compliance Affidavit has been signed and notarized as the space will include a kitchen.

4. Existing and proposed facilities, structures, roads, etc.

Barn will continue to utilize existing water, septic, and electrical facilities. No new structures or roads will be built to support this extended family dwelling. Existing infrastructure will support this use case.

Should this special use be approved, the special use will be consistent with the applicable Master Plan and will preserve the character of the neighborhood and be compatible with the existing land uses within the area. 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 has adequate legal access. This special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution, and will not otherwise be detrimental to the public health, safety, and welfare of the present or future residents of El Paso County, and conforms to all other applicable County rules, regulations or ordinances.

- The special use is generally consistent with the applicable Master Plan; *This request is in line with applicable master plan that it will be a single family property with an extended family dwelling in a pre-existing structure and is consistent with properties in the area such as recently approved requests in nearby properties.*

- The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area; The outward appearance of the property will not change as a result of this special use. We are simply converting an existing space in the barn for an extended family dwelling. Barn was permitted and passed final inspection in 2014 and 2015. RR-5 zoning allows for an extended family dwelling and guest house provision.
- The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner; The added extended family dwelling unit will not overburden any public capacities or services. We are soon to be empty nesters and the addition of grandma to the community will be less than having grown children at home.
- The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access; No additional traffic congestion or hazards will result, and the property does have adequate existing legal access.
- The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution; Yes, the special use will comply with all applicable local, state and federal laws and regulations regarding air, water, light and noise pollution.
- The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; The special use will not be detrimental to public health, safety or welfare of present or future residents of El Paso County as it is a residence for our 85 year old grandmother.
- The special use conforms or will conform to all other applicable County rules, regulations or ordinances. The special use confirms to all applicable county rules, regulation and ordinances.

Sincerely,

Travis and Heather Hamann