



Design Renaissance

Architectural Design & Planning

Daniel D. Sievers - Architect

Cover Page

Property Owners:

Randall & Gwyndena Petrick
375 Loire Valley Dr.
Simi Valley, CA 93065
(818) 585-1204

Consultant:

Daniel D. Sievers- Architect
Design Renaissance Architects, LLC
815 W. Jefferson Street
Colorado Springs, CO 80907
(719) 633-4684

Site Location, Size & Zoning:

- 14195 Silverton Road (Lot 9 Overlook Estates)
- 5.3 Acre lot size
- Zoning: RR-5

Request & Justification:

- **Request** is to have this property qualify for Extended Family Housing and allow Mr. & Mrs. Petrick to live on the property in a proposed new structure and have Mrs. Petrick's mother live in the existing structure/residence on the property as a Guest House that qualifies as an Extended Family Dwelling.
- **Justification** is that the properties in this neighborhood are Zoned such that the property owners are allowed to have a primary residence as one structure and a separate detached guest house as another structure. The County also allows property owners to request Extended Family Housing status so that they may be able to have a blood relative live on the property too.

Existing & Proposed Facilities:

- **Existing-** Currently on the property, there is a small home of 1,648 s.f. of living space on main & upper levels. There is a basement to this structure of 873 s.f. that is used for storage, mechanical and laundry. The stair to the basement does not comply with current code as the stair riser height is 8.5" and there is not the required head height of 6'-8". The windows in the basement do not comply with egress requirements either. The sills of the windows are 60" above the floor where the max. allowed by code is 44" max. The window opening are also not large enough to meet Code. Floor plans for all 3 levels of this home have been included for reference. The "living space" of the house is 1,648 s.f. with an additional basement area of 873 s.f. to total 2,521 s.f. of area. We recognize this is over the 1,500 s.f. allowable as a "guest house" thus we request that this square footage be allowed in the "special use." There is also a detached garage of approx. 920 s.f. and also a detached shed of approx. 300 s.f. All of these structures are connected by a gravel driveway.
- **Proposed-** The Petricks are proposing to build an approx. 5,000 s.f. home as the "primary residence." This structure will also have an attached 3-car Garage.



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Letter of Intent

January 21, 2019

This Letter of Intent is being written because Randall & Gwyndena Petrick are proposing a land use project in El Paso County at 14195 Silverton Road. (see additional property information on Cover Page.)

Mr. & Mrs. Petrick purchased this property in 2010 with the hope that one day they would move to Colorado in their retirement. The Existing property has a dwelling unit/home, a detached garage and a detached shed. Currently Mrs. Petrick's mother lives in the existing house on the property. The Petricks would like to be able to care for their mother as she ages, and to be physically close as they do so.

Mr. & Mrs. Petrick are now ready to move to Colorado and would like to live on the property and care for their mother. They would like to build a new home on the property and have their mother live in the existing house- which will become the guest house, prompting our Special Use request to El Paso County for Extended Family Housing status. The properties in this neighborhood are Zoned such that property owners are allowed to have a primary residence as one structure and a separate detached guest house as another structure. (LDC Table 5-2 Accessory Uses) This is what the Petricks would like to do. The County also allows property owners to request Extended Family Housing status so that they may be able to have a blood relative live on the property too.

The new structure/home that the Petricks are proposing will be approximately 5,500 s.f. of living area along with an attached 3-Car Garage of approximately 1,000 s.f. Once this structure is built, the Petricks would consider this the "Primary Dwelling" on the property. The existing house of 1,648 s.f. (additionally there is 873 s.f. in the basement- which is not a code-compliant space) would then become the "Guest House" on the property. The existing driveway access from Silverton Road will continue to be utilized to access the new structure. A driveway access permit will be obtained during the building permit process and will be in place at time of construction. And after construction of new structures, the drainage patterns will not have any adverse effects to adjacent properties. Per LDC 5.2.28, a Guest House is allowed in Zone RR-5 with a max. size of 1,500 s.f. Because our guest house/extended family dwelling is 1,648 s.f., the Petricks are requesting permission to exceed the max. allowable living area by about 11%. We request that this additional area (to include the non-compliant basement area of 873 s.f.) be allowed in the "special use." This guest house would be the extended family dwelling for Mrs. Petrick's

mother. This extended family dwelling will have a full kitchen, and the Petricks will sign the Affidavit to allow a second kitchen on the property at the appropriate time. **The Petricks will also sign an Extended Family Dwelling affidavit stating that the guest house will never be rented or leased.**

The Petricks believe that the construction of this new home will be an asset to the neighborhood in terms of property values. And they believe the request for Extended Family Housing is compatible with the Zoning Code in that separate, detached Guest Houses are allowed in this neighborhood and many of the properties in the surrounding area have multiple structures on their lot. In terms of actual lot coverage, the final configuration of the Petrick's property would only produce a lot coverage of approximately 2 to 3% which is very minimal coverage. We appreciate your consideration in this request.

Sincerely,

Daniel D. Sievers

Daniel D. Sievers- Architect