

# EL PASO COUNTY



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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

April 17, 2019

RECEIVED  
APR 29 2019  
BY: \_\_\_\_\_  
KENDALL

This letter is to inform you of the following petition which has been submitted to El Paso County:

AL-18-025

**SPECIAL USE  
PETRICK RESIDENCE EXTENDED FAMILY**

A request by Dan Sievers, on behalf of property owners Randall and Gwendena Petrick, for approval of a special use for a 2,682 square foot guest house with special provisions for extended family housing. The property is zoned RR-5 (Residential Rural) and is located approximately 0.15 miles south of the intersection of Pleier Drive and Silverton Road. (Parcel No. 62040-01-016) (Commissioner District 1) (Len Kendall)

Type of Hearing: Quasi-Judicial

Comments: ~~For~~ See attached letter. Please forward to all board members, thank you! ~~Against~~ ~~No Opinion~~

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- This item is scheduled to be heard by the El Paso County Planning Commission on May 7, 2019. The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- The item will also be heard by the El Paso County Board of County Commissioners on May 28, 2019. The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site ([www.elpasoco.com](http://www.elpasoco.com)). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: [www.epcdevplanreview.com](http://www.epcdevplanreview.com)
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2019-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,

*Len Kendall*

Len Kendall, Planner I

*[Signature]*  
(signature)

Your Name: Dan & Robin Tadie

Address: 14255 Silverton Road

Property Location: 14195 Silverton Rd  
Next door

Phone: 719-440-4147

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

[WWW.ELPASOCO.COM](http://WWW.ELPASOCO.COM)

# El Paso County Parcel Information

File Name: AL-18-025

PARCEL	NAME
6204001016	PETRICK RANDALL R

Zone Map No. --

ADDRESS	CITY	STATE
375 LOIRE VALLEY DR	SIMI VALLEY	CA

ZIP	ZIPLUS
93065	8242

Date: MARCH 12, 2019



Please report any parcel discrepancies to:  
 El Paso County Assessor  
 1675 W. Garden of the Gods Rd.  
 Colorado Springs, CO 80907  
 (719) 520-6600



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April 24, 2018

Re: AL-18-025 Special Use - Petrick Residence Extended Family

Attn: El Paso County Planning Department

PLEASE FORWARD THIS DOCUMENT UNALTERED TO THE PLANNING BOARD MEMBERS prior to the May 7 meeting for their review.

My wife, Robin, and I (Dan Tadie) are writing this letter in support of Randy and Gwyn Petrick for their application for a Special use permit for 14195 Silverton Rd. Our property adjoins 14195 Silverton (to the north). We are not able to attend the May 7<sup>th</sup> meeting, as we made plans in early February that have us out of town on that date. I am writing you now, because we have been unable to change those plans and therefore cannot attend.

The Petricks bought the referenced property in 2009 with plans to eventually retire and build their retirement home. They rented 14195 Silverton back to the prior owners for nearly three years. After that, the property was freshened up so that Gwyn Petrick's mother (Reba Williams) could live there, closer to another daughter, Robin Tadie, who lives next door. Reba, now 83 years old, has lived there for approximately 5 years as the sole occupant. The Petricks have provided this accommodation to her completely rent-free! Reba only pays for utilities. [She insisted that she wanted to pay her way!]

We appreciated the Board's unanimous ruling in favor of the Petricks at the last meeting and felt that it was fair and appropriate. While we were highly surprised by the Board's "retraction" of this ruling, based on the comments we've seen and heard, it would appear that the reversal is somehow related to the total square footage of the home, and perhaps also the state of finish and use of the basement area.

As you may recall from the prior meeting, the basement does not meet code as liveable area due to lack of egress, ceiling and stair heights, etc. In addition, it seemed there were questions about the state of finish of that area as well. The basement is indeed unfinished.

If you will allow me, I would like to describe it for you now. The basement houses Reba's washer and dryer in one corner, the hot-water tank and heating unit nearby in another room, and the remainder of the basement rooms are used for storage. [The vast majority of stored items belong to Reba, but the Petricks also have a small number of their personal items stored there.]

The original paneling/wallboard in a portion of the basement was torn out over time and some has been replaced with sheetrock. There is no working, or active heating of the basement, no bedroom or bathroom in the basement area, and no setup for TV or furniture, so Reba spends very little time down there - just to do laundry or retrieve something from storage.

Reba is very sentimental and stores many things she has chosen to hold on to from her 83 years of life, while raising four girls. Her girls didn't feel it right to require her to downsize and lose her possessions and their associated memories.

Reba wants to retain her ability to manage stairs and uses them for exercise, but eventually, when the stairs become too difficult for her, the washer and dryer will be moved to the main level for her use. At that time the sole use of the basement will be storage.

It would seem that regardless of the basement use, the lot footprint of the home is still only 1000 sq. ft. The Petrick's new home will add its footprint to the lot of less than 2000 sq. ft. regardless whether it is attached or stand-alone.

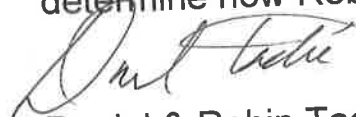
It seems wrong that a few neighbors' complaints would prevent the Petricks from exercising their right to use their property as the Overlook Estates covenants clearly allow. After all, this is a temporary special use request. When this request expires, the basement could be closed up with cinder-block walls to limit access to only the hot-water heater and heating unit, so as to conform to guest home size limits going forward if that is deemed appropriate.

It is frustrating and seems very inconsistent that if the basement contained occupied garage stalls or a woodshop, rather than the current storage space, it would apparently conform just fine!

At the last meeting, I spoke in support of this special use permit, because it is fair and admirable that the daughters want their mom, Reba, to finish out her days in relationship, close-by and safe. Reba is quiet and has never bothered anyone. In fact, the complaining neighbors have never even met her.

The Petricks only wish to allow Reba to continue living in her home in peace and without the disruption of tearing off the end of her house to extend the structure due to a technicality. Reba would likely have to be displaced for several months at the very minimum... at 83 years old.

It is our belief that the Petricks have more than complied with the spirit of the covenants with this request. Thank you for your consideration as you determine how Reba will live for the next 1-2 years during this project.



Daniel & Robin Tadie  
14255 Silverton Rd.  
Colorado Springs, CO 80921

