



Design Renaissance

Architectural Design & Planning

Daniel D. Sievers - Architect

The square footage of the current house exceeds the maximum for a guest house. Address the total living area in the existing house and request that the square footage be allowed in the special use.

Response Letter for Extended Family Dwelling Application

December 13, 2018

This Letter is in Response to the review comments provided by various County Departments. This letter address how the review comments were satisfied. Each Department will be listed with their particular comment and how it was addressed.

Planning Department:

- Adjacent Property Owner notification Comment: Mislabeled letter, should be addressed to BT Kelley Living Trust.
 - These property owners must have changed their ownership information with the County Assessor subsequent to the letter being mailed. When the letters were mailed, the ownership showed on the Assessor's page as: Ben L. Kelley and Thea D. Kelley.
- Legal Description Comment: Legal description not shown.
 - For some reason, the text didn't show up. A new document has been uploaded.
- Letter of Intent Comment 1: On the Cover Page, clarification was requested about the basement of the existing home and to provide intent of use and a floor plan for that space.
 - Floor plan provided for entire structure. Basement area does not meet egress requirements due to non-compliant stair (tread height too high and no proper head height clearance) and non-compliant egress windows. (sill height too high and openable area too small) Basement space is used for storage, mechanical and laundry. As a correction to the Assessor's database, there are only 3 bedrooms in the house, not 4. (see floor plans)
 - Cover Page modifications to Letter of Intent have been made in RED text.
- Letter of Intent Comment 2: Address extended family dwelling affidavit requirement stating that the guest house will never be rented or leased.
 - Statement added in RED text to paragraph 4 of revised Letter of Intent.
- Site Plan Comment 1: Show existing utility easements per Plat.
 - Utility Easements now shown. (revision cloud to identify)
- Site Plan Comment 2: Show proposed location of future Septic and Leachfield.
 - Septic/Leach now shown. (revision cloud to identify)

Engineering Department:

- Site Plan Comment 1: Show 10' utility easement per Plat #1963.
 - This is addressed on the site plan drawing, showing easements per Plat. Surveyor identified 20' utility easements on the north and east property lines and 10' on the south line. (revision clouds to identify)

- Site Plan Comment 2: Clarify the topography lines shown on the site plan.
 - The topography lines shown are "existing contours" shown be bring context for the basic contour of the lot. A final grading plan will be completed once the proposed structure is designed and will be submitted to the building department for review. A note has also been added to the site plan stating that final drainage patterns will not adversely affect neighboring properties. (revision cloud to identify)
- Site Plan Comment 3: Identify the surface type of the proposed driveway.
 - Proposed driveway will be Gravel with concrete "apron" in front of garage doors. (revision clouds to identify)
- Site Plan Comment 4: Add PCD File No. AL 1825
 - File No. added to lower right corner of site plan. (revision cloud to identify)
- Letter of Intent Comment 1: State that existing driveway access will be used for Proposed structure and that a Driveway Permit will be obtained.
 - This comment is addressed in RED text in paragraph 4 of the revised Letter of Intent.
- Letter of Intent Comment 2: Provide a statement regarding final drainage not adversely impacting neighboring properties.
 - This comment is addressed in RED text in paragraph 4 of the revised Letter of Intent.

Public Health Department:

- Site Plan Comment 1: Existing well to serve both existing and proposed houses.
 - This is addressed with a note on the site plan drawing. (revision cloud to identify)
- Site Plan Comments 2 and 3: Existing wastewater service for the existing house only to be used for existing house. And a new OWTS Permit and Service is required for the Proposed House.
 - This is addressed with a note on the site plan drawings. (revision cloud to identify)

Mountain View Electric Assoc., Inc.:

- Site Plan Comments: Contact MVEA for line extension policy. And any removal or extension of facilities on this property will be at the expense of the applicant.
 - This is addressed with a note on the site plan drawing. (revision cloud to identify)

Sincerely,

Daniel D. Sievers

Daniel D. Sievers- Architect



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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 approx. 1,650 s.f. of living space on main & upper levels. There is a basement to this structure 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. 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

December 13, 2018

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 roughly 1,674 s.f. 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 1,674, the Petricks are requesting permission to exceed the max. allowable area by about 11%. 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

Markup Summary

dskendall (1)

The square footage of the current house exceeds the maximum for a guest house. Address the total living area in the existing house and request that the square footage be allowed in the special use.

Subject: Text Box
Page Label: 1
Lock: Unlocked
Author: dskendall
Date: 1/11/2019 11:44:47 AM
Color: ■

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Wellness Application