



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 approx. 1,650 s.f. 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.

The assessor's website shows there is a basement. Floor plans will be required. What is the proposed use for the basement area?



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Letter of Intent

September 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. 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 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- Architect

Daniel D. Sievers, Architect 815 W. Jefferson Street Colo

E-mail: dansievers@comcast.net Phone: 7

State that the existing driveway access will be used for the proposed structure. A driveway access permit must be obtained for the existing driveway. The permit application must be submitted at the front desk of Planning and Community Development.

Provide a statement confirming that the drainage from the proposed structure will not have any adverse effects to the adjacent properties.

Extended family dwelling affidavit stating that the guest house will never be rented or leased.

Markup Summary

dsdgrimm (2)

Sincerely,

Daniel D. Sievers - Architect

David D. Sievers, Architect - 619 W. Jefferson Street - Colo. Springs, CO - dsdgrimm@colorado.gov Phone: 719.533.44

Provide a statement confirming that the drainage from the proposed structure will not have any adverse effects to the adjacent properties.

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Provide a statement confirming that the drainage from the proposed structure will not have any adverse effects to the adjacent properties.

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the existing driveway. The permit
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the front desk of Planning and
Community Development.

Subject: Engineer
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Author: dsdgrimm
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State that the existing driveway access will be used for the proposed structure. A driveway access permit must be obtained for the existing driveway. The permit application must be submitted at the front desk of Planning and Community Development.

dsdkendall (2)

3.2.2(a) a Guest House is allowed in Zone R0-5 with a max. size of 1,500 s.f. Occupant
of the guest house shall not exceed 3.0 persons. The maximum number of occupants shall be
the max. allowable area is about 1,100 s.f. The guest house shall be the same or less
than the main house. The guest house shall not be used for any other purpose than
as a guest house.

the subject that the construction of the guest house will be done in the
back of the property. The guest house shall be used for Extended Family
members only. The guest house shall be used for Extended Family
members only and shall not be used for any other purpose than as
a guest house. The guest house shall be used for Extended Family
members only and shall not be used for any other purpose than as
a guest house. We appreciate your consideration in this request.

Sincerely,

David D. Sievers, Architect - 619 W. Jefferson Street - Colo. Springs, CO - dsdgrimm@colorado.gov Phone: 719.533.44

Extended Family
dwelling affidavit
stating that the guest
house will never be
rented or leased.

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Extended family dwelling affidavit stating that the guest house will never be rented or leased.

such that the property owners are allowed to have a primary
residence on one structure and a separate detached guest house on
another structure. The County also allows property owners to request
Extended Family housing status so that they may be able to have a
lease approval on the property site.

Existing & Proposed Facilities:
Existing: Currently on the property, there is a small home of approx.
1,500 s.f. There is also a detached garage of approx. 300 s.f. and also
a detached shed of approx. 200 s.f. All of these structures are
permitted as a 2nd structure.
Proposed: The applicant is requesting to build an approx. 1,500 s.f.
home as the "primary residence". The structure will also have an
attached 3-car garage.

The assessor's
website shows there
is a basement. Does
this need to be required
under the proposed
use of the basement
area?

Subject: Callout
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The assessor's website shows there is a basement. Floor plans will be required. What is the proposed use for the basement area?