

PCD File # 19-022

Owners: Scott Johnson and Jackie Harper  
7795 Severy Ave.  
Cascade, CO 80809  
859-360-4813

### **Letter of Intent**

To whom it may concern, we the owners, Scott Johnson and Jackie Harper, of the residence located at 7795 Severy Ave. Cascade CO 80809, are requesting to convert our 480 sq. ft. detached garage into living quarters for Jackie's mother. We moved here in October 2018 with the intention of helping her find a place to live in a low-income assisted living community but found a waiting list of more than three years at all locations. We have exhausted all available options and have been unable to find suitable accommodations that fall within her budget. Our detached garage provides us with a solution to this hardship, as it is of modest size and has been deemed adequate for its intended use by a structural engineer.

The residence and detached garage were built in 1956 on a lot size of 15,573 SF (0.358 acres) and is divided into three parcels. There is also a 2,282 square foot home onsite. Current zoning is R-T (Residential Topographic). In conjunction with this request for an extended family dwelling, we are also requesting a merger by contiguity to create one zoning lot so that we will come closer to the required minimum lot size and will be able to meet the setbacks for this proposal. Because the existing garage does not meet the required 5' rear setback (it is 4'8"), we have requested administrative relief to allow for the 4'8" to be permitted.

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.

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 currently 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.

*Scott Johnson*  
*Jackie Harper*

*09-28-2019*