

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 detached garage into living quarters for Jackie's mother. We moved here in October of 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 3 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, ~500 sq ft, 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 sq ft (0.358 acres) and divided into 3 parcels. We are requesting a variance to allow these three parcels to be re-zoned into one parcel, thereby allowing us to meet the lot size requirements for our intended garage conversion. Current zoning for this residence is R-1 (found on el paso county assessor).

Existing facilities currently on this property include a 2,282 sq. ft main residence and a 480 sq ft detached garage.

This is not correct. I would edit as follows: Current zoning for this property 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 meet the required lot size and setbacks for this proposal. Because the existing garage does not meet the required 5 foot rear setback for the RT zoning district (it is 4'8"), we have requested administrative relief to allow for the 4'8" to be permitted.

The letter contradicts itself by mentioning a 500 SF garage conversion and then listing a 480 SF detached garage. Indicate which size is correct.

Please add a statement that "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."