

February 06, 2018

LETTER OF INTENT FOR "DIONNE TINY HOUSE"

OWNERS: Thomas and Margaret Dionne
3816 Smoke Tree Drive
Colorado Springs, CO 80920 Phone# (719) 502-6754

SITE INFO: 7110 Brentwood Drive
Colorado Springs, CO 80908

TAX SCHEDULE: #5208258009 ZONING: RR5 1.38 acres

LEGAL DESCRIPTION: Lots 3-8 inclusive Block 56
Brentwood Country Club and Cabin Sites
Tract 1

REQUEST FOR: Variance Relief from dimensional standards for an accessory building exceeding the allowance of two times the primary structure. Proposed 570 S.F. footprint, "Park Model" including (2) 90 S.F. built on decks with a 2160S.F. Accessory building. Living area is 390 S.F.

PROPERTY HISTORY: Purchased property in 2003 and built a 1168 S.F. Custom Home and a 720 S.F. detached garage in 2004.

The home and garage along with all our 40 years of belongings were a total loss in the Black Forest Fire in June of 2013. We have spent almost five years cleaning fire debris, regrading for proper drainage after post fire flooding, and seeding various native grasses for erosion control to prepare for an eventual return to our dearly missed home site. Our home was lost but our home site was not, and it is now our wish to continue our recovery and move back home with the approval from the Board of Adjustment.

EXISTING PROPERTY IMPROVEMENTS: 2160 S.F. Barn (36x60)
8x15 120 S.F. chicken house/shed (did not burn in fire and repaired)
Water Well: Permit # 241221 Repaired 08/16/2013
Engineered Septic System: Record ID # 5295 10/30/2003
Electrical Panel: 200 Amp. Main. Permit #I87913 09/02/2013
60Amp to Barn Permit # J20553 06/05/2013
Natural Gas: "Will Serve Letter"
Driveway: Driveway Permit #6979

JUSTIFICATION: My homeowners insurance policy was for full replacement of lost items after the fire. If I did not replace my two tractors, back hoe, grader blade and 40 years of accumulation of tools they would be depreciated at 90% which would have been a loss I could never recover. I had a local Black Forest contractor build the barn right after the fire (10/2013) to be able to safely store these replaced items without a single thought of the size in relation to a future home. The barn was permitted through Zoning and Planning with an approved site plan showing a much smaller future home shown and was not made aware of this issue at the time.

We do not wish to build a home based on barn size but rather would like to scale down to a smaller and easier size home to maintain without a mortgage. My wife and I are in our sixties and do not require or desire a larger home to retire in.

The drainage of the property has been altered dramatically in two locations post fire, one by a neighbor raising a shared private road approximately 3 feet and blocked my access to Daisy Street. The other is the El Paso County DOT replaced a decades covered and plugged up 8" culvert on Brentwood Dr. that did not work pre fire with a 18" culvert that turned my existing driveway into a pool of water. I have redirected the drainage in both cases but it leaves me little room in which to place the "Park Model". Considering the steep slope on my lot with 25 foot setbacks the home site location shown on the site plan is very much the only place uphill from the existing engineered septic system and close in proximity to electrical, water and gas hookups, all existing. For these reasons I feel the placement on the lot proposed would be the most practical location and suit the neighborhood without any problems or impact to any neighbors.

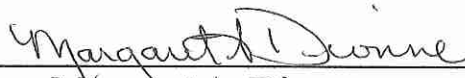
WAIVER REQUESTS: Dimensional Standard Relief Variance for the size of the barn through Board Of Adjustment and public hearing.

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Address: 7110 Brentwood Drive.
Colorado Springs, CO 80908

Signed on: FEB 08, 2018



Thomas R. Dionne



Margaret A. Dionne