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September 14, 2020

El Paso County Planning & Community Development Plan  
2880 International Circle  
Colorado Springs, CO 80910

Dear El Paso County PCD:

This Letter of Intent shall serve as formal written notice of my request for Special Use for a Detached Accessory Living Quarters for permanent housing for a family member at the location of 3575 Harmon Drive, Monument, CO 80132.

- 1) The above-mentioned Applicant is the "Owner" of the property at the referenced location.
- 2) The property is a 4.53 Acre lot in the Pine Hills neighborhood of Monument, CO that is zoned as Agriculture (A5) and is applicant's primary residence.
- 3) The anticipated residents of the proposed Tiny Home are the Owner's parents, Jack and Donna Hosey.
- 4) Hardship justifications:
  - a. The applicant has elderly parents who currently reside in Pueblo West, CO. The home was purchased with the anticipation of the owner's parents having a residence close to applicant (their only child), who can assist them in their elderly years. The home will be used should one of them become ill, continue to have more physician appointments in Colorado Springs, or the death of one of my parents.
- 5) Both the Existing and Proposed Structures are outlined below:
  - a. A single-family dwelling, which is the Primary Residence was built in 1972.
  - b. Along with the home dwelling, there is an existing detached parking garage and the existing driveway that serve the primary residence.
  - c. On the alternate west side of the property at the proposed location for the Tiny Home, is an alternate existing driveway that originally served as access to a horse corral, which is no longer used as a livestock area.
  - d. The proposed Tiny Home, which has a square footage of approx. 399 SF, will be located on the far West side of the property.
  - e. The proposed Tiny Home is a moveable structure, which was factory built on a trailer with axles and can be moved when no longer needed.
  - f. The proposed Tiny Home is brown and has the appearance of a cabin and blends in with the surrounding natural earth elements.
  - g. The proposed Tiny Home will be skirted in its entirety to protect the under carriage of the home as well as to provide an aesthetically pleasing appearance.
  - h. The proposed Tiny Home will share electrical service from the existing electric utility for the primary residence.
  - i. The proposed water for the home will be utilized from the existing well on the property.

- j. There will not be any requirement for a septic tank due to the proposed use of an incinerator toilet.
- 6) The extended family dwelling will share electrical service with the existing primary residence. In anticipation of the proposed Tiny Home, a permit was already pulled, and an electrical line was trenched from the existing metered service on the property that serves the single-family home and ran approx. 200 ft to the proposed Tiny Home. The Tiny Home was not hard-wired since it is a moveable structure in the future. The existing electrical service for the single-family home is expected to provide enough capacity to meet the additional load requirements of an accessory living quarters per Mountain View Electric Association.
- 7) Other material considerations:
- a. All provisions and criteria described in LDC 5.3.2 (C) Special Use Criteria are met by this plan.
  - b. The property is in an area without any covenants.
  - c. Traffic and public services will not be impacted.
  - d. Water rights consisting of an existing water well will provide enough water to accommodate an accessory living quarters.
  - e. An accessory living quarters addition to the applicant's property is not known to violate any local, state or federal laws in any way.
  - f. An accessory living quarters addition to the applicant's property poses no current or future threat to the health, safety, or welfare of the residents of El Paso County Colorado.
  - g. The special use of an accessory living quarters to the applicant's property is within the allowed uses and conforms with all County rules, regulations and ordinances that apply to extended family dwellings.
- 8) There are no Waiver or zoning/rezoning requests.

In accordance with the requirements outlined by El Paso County, I believe that my proposed request for a Tiny Home is compliant for a special use detached accessory living quarters for permanent housing of a family member as the size of the accessory living quarters is less than 1,500 square feet, will be occupied by a family member and will not have any separate meters. Should you have any additional questions, please contact myself or my husband, Don Copeland, at the contact information provided below:

Contacts: Ashley or Don Copeland  
Phone: 318-210-2310 (Ashley) or 318-393-0160 (Don)  
Email: [ashleyh4367@yahoo.com](mailto:ashleyh4367@yahoo.com) (Ashley) or [dcopel1@live.com](mailto:dcopel1@live.com) (Don)

Sincerely,

*Ashley Copeland*

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