

Letter of Intent

Please include the following at the top of this letter

- Name
- Tax Schedule number (parcel number)
- Current zoning of the property
- PCD File No BOA267

To Whom It May Concern,

I am writing to respectfully request consideration for approval of an accessory structure on my property located at 12320 Gull Ln. Peyton, CO 80831.

Over the past several months, I have communicated with the Planning and Community Development Department regarding my desire to construct a 6,600-square-foot accessory building with the porch on my property. My home is approximately 1,508-square-foot, including the deck, and I understand that current regulations would ordinarily limit the size of an accessory structure to significantly less than what I am requesting. However, I hope you will consider the unique circumstances and personal significance behind this request.

Site plan and Assessor page shows the house at 1040 sq ft, please revise to match

When I purchased this property, I did so with a dream. I envisioned a place where, through hard work, I could shape the property into my own space as finances allowed. Over time and many homeowners, I have spent years planning, saving, and investing in improvements that would allow me to create something meaningful not only for myself but for my family and future generations. This proposed building represents a major part of that vision.

For decades, I have dedicated my time, effort, and resources to collecting and preserving vintage automobiles. These vehicles are far more than possessions to me. They represent years of hard work, personal sacrifice, cherished memories, and family history. Many of these vehicles are significant investments that require proper storage and protection to maintain their condition and value. The proposed building would provide the space necessary to preserve, restore, and care for these vehicles in a responsible manner.

My connection to automobiles began at an early age. As long as I can remember, my father worked on cars day after day to provide for our family. Following his passing, several vehicles connected to him became part of my collection. These vehicles are not simply projects; they are tangible reminders of his life, his work ethic, and the time we shared together. It is deeply important to me that I have the opportunity to properly protect and restore these pieces of family history.

This building would provide more than storage. It would allow me to continue a lifelong passion, work on meaningful projects, preserve family heirlooms, and create a place where I can find fulfillment, purpose, and peace of mind. After years of working toward this goal, having a dedicated space to pursue these endeavors would be incredibly rewarding.

I want to assure the County that I am fully committed to meeting all applicable requirements, standards, and regulations associated with the construction of this structure. As a licensed plumbing contractor, I am familiar with building codes, permitting processes, and the importance of compliance. I am prepared to work closely with County staff and satisfy any conditions

specify what the limit would be pursuant to Section 5.2.2.K....

When the lot or parcel is 2.5 acres or greater, the accessory structure may be up to two (2) times the size of the building footprint of the principal use.