

Gary Fauson
809 Cardinal St
Colorado Springs CO 80911
(719) 306-7416

Letter of Intent

revized

Date: _____ 5/11/2021

Applicant/Owner: Dolores Fauson by Gary Fauson POA

Site information: Legal Description:

Lot 18 Blk 6 Widefield Country Club Heights Fil No 1
El Paso, Colorado

809 Cardinal St
Colorado Springs Co 80911
Tax Schedule No. 5519401031
.29614325 acres
Zoned R-1

Request: El Paso Land Development Code permits a small kennel in residential areas as long as special use approval is obtained. We request special use approval for our property so we may continue to keep our 8 family pet dogs.

Justification: I am taking care of my disabled mother, per my father's deathbed request, in our family home, her home of 50 years, and have the combined pets of our households. We are applying for a small kennel permit for our dogs. Again, these dogs are our pets, and the same that we have had for several years. We will not be breeding, adding to, or selling them. Furthermore, we will continue to keep them mainly inside, allowing them out for short potty-breaks and supervised play.

Existing structures and facilities:

Our home (built in 1971), an above ground swimming pool, an aquaculture system, a shed, a coup, a partially fenced front yard, and a completely fenced backyard, with additional fencing inside the backyard

We have no new proposed facilities, structures, roads, etc.

Fausons have lived at 809 Cardinal St since it was built in 1971. We have kept dogs on and off throughout our occupation, and consistently for approximately the past twenty years. My family and I (Gary Fauson, wife, and children) moved back in ten years ago, after our own house burned down, at that time combining the dogs of my and my parents households. What was intended to be a temporary arrangement turned into a prolonged stay due to extenuating circumstances, and then a permanent stay when my father passed away.

We live in a neighborhood abounding with pet dogs, many households keeping multiple dogs. Though we have more than most, we are certainly not the oddball out. Not surprisingly, it's not uncommon to hear barking in the surrounding area, with dogs often joining in from multiple directions. Sometimes, you will even hear a dog bark all day or all night. In contrast, our dogs are only allowed out for short potty breaks, and occasional supervised play.

Other consistent efforts we take to keep our dogs from being a nuisance, including not letting them all out at the same time, and continuous management and training to promote friendliness and to prevent excessive barking in general. In addition, We will pick up dog waste at least twice weekly and remove it from the premises once weekly, as reasonably permitted by weather and other acts of God.

Finally, I would like to add that both my mother and my family love our dogs dearly; and they are as attached to us as we are to them. As one might expect, we were deeply traumatised when we lost several pets when our house burned down. Our pets are family. They provide us with comfort and unconditional love, things we all could use during these trying times. As such, we are committed to maintaining, and/or enacting, conditions as needed to satisfy the requirements for a special use small kennel.

Sincerely,
Gary Fauson

Dolores Fauson
by Gary Fauson POA

SPECIAL USE CRITERIA

LDC Section 5.3.2 (C)Criteria

- The special use is generally consistent with the county's goal of landscape screening (Midland/Fountain Creek Corridor Master Plan), as the six foot, wooden, back fence blocks the property from view from the path along the drainage ditch behind the property. In addition, the wooden fence, the six foot, chain-link, northern fence, woven with privacy strips, the abundance of mature trees and vines, the shed, and the house, all help to conceal the backyard in general.
- The special use will be in harmony with the residential and pet friendly character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area, mainly single family, residential.
- Public facilities and services, namely, utilities and waste removal (2 trash bins, and 1 recycle bin, emptied weekly) are more than adequate to meet the needs of the small kennel.
- As the special use is a private kennel for our personal pets, it will not create traffic congestion or hazards in the surrounding area. Similarly, as a pre-existing, private property, it already has appropriate and adequate, legal access.
- The special use kennel will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution by:
 - Keeping up with at least twice weekly yard maintenance as described above
 - Only using normal residential lighting
 - Keeping the dogs mainly inside, running them in groups, periodically throughout the day
 - Generally preventing early-morning and late-evening potty runs by providing early, evening-dinners
- The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County, and/or will conform to all other applicable County rules, regulations or ordinances by:

- Keeping the dogs contained in the yard, (except when going for a drive, or for a walk) away from neighboring fence lines, unless when leashed and/or supervised

- Walking with no more than two dogs per walker, keeping flighty dogs leashed, and as required by law

- Keeping all dogs vaccinated

- Quickly complying with any other regulations etc brought to our attention

Gary Fauson

Dolores Fauson

by Gary Fauson POA