



Ronald G. Oholendt, Colonel, USAF (Ret)
12643 Fulford Court
Colorado Springs, CO 80908

April 12, 2022

El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

SUBJ: Letter of Intent, Special Use Approval

Dear Ms. Kylie Bagley,

Per the plat there is a no-build area located in the north east corner of the parcel. Please confirm the proposed structure will be outside of the no-build area. Also, please provide a statement confirming the proposed structure will not adversely impact existing drainage patterns, adjacent properties, or increase runoff.

I desire to build an RV garage with a Mother-in-Law suite on the back of my property. I live at 12643 Fulford Ct., 80908, in Black Forest on 5 acres. I am requesting "Special Use Approval" because the structure proposed is "detached" from my house. The proposed structure will feature the RV garage in a "drive-out" basement configuration with the mother-in-law suite on the ground-level floor. The drive-out basement RV garage is possible because my property slopes downhill on the back of the lot. The placement of the proposed structure to take advantage of the natural slope is too far behind the primary house to make attachment feasible. The detached drive-out basement garage for the RV reduces the footprint of the structure and reduces overall costs to the project.

In addition, I submit the following information IAW the Letter of Intent criteria:

Name: Ronald G. Oholendt

Telephone: (719) 623-8593

Email: roholendt@gmail.com

Property Address: 12643 Fulford Ct.

Property Tax/ID No.: 5212002021

Current Zoning: RR-5

Issues with Overlay Zoning:

Summary of Compliance with LDC Para. 5 Approval Criteria: The following is a summary of compliance with LDC Special Use Approval criteria:

5.2.1. Accessory Living Quarters

(A) Number of Accessory Living Quarters. There will be only one accessory living quarters on our property

(B) Type of Structure. The accessory living quarters will be detached from the principal living structure and associated with the proposed detached RV garage.



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(C) Affidavit Required. The required affidavit for “Detached Accessory Living Quarters for Permanent Occupancy” is attached.

(D) Size. The accessory living quarters will be approximately 1200 square feet.

(E) No Separate Meter for Utilities. All gas and electrical service to the accessory living quarters will be interconnected to and indistinguishable from that of the principal dwelling. There will be no separate meters, service lines or billings. The water and septic system of the principal dwelling will support the accessory living quarters

(F) Occupancy Limited. The accessory living quarters will only be used by immediate family members and will not be leased or rented under any condition. .

(G) Special Provisions for Attached Accessory Living Quarters for Permanent Occupancy. Non-compliance. Per this letter of intent, I am seeking Special Use Approval for the detached accessory living quarters as proposed. Please note the proposed accessory living quarters will incorporate the same design, building materials, and architectural features of the principal dwelling.

(H) Special Provisions for a Detached Accessory Living Quarters for Permanent Occupancy. Per this letter of intent, I am applying for special use approval for a detached accessory living quarters may be utilized for permanent occupancy. Occupancy will be limited to immediate family members and associated with parental support and family needs.

Summary of Proposed Request and Compliance with the LDC: I have reviewed the LDC and to the best of my knowledge the proposed accessory building complies with the standards of the Land Development Code.

Summary of Compliance with the Definition of Proposed Use: This request is specifically to comply with the Land Development Code’s provisions for accessory structures.

Compliance with El Paso County Master Plan: This request for Special Use Approval will promote the preservation and improvement in the well-being of my family, consistent with the El Paso County Master Plan to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County.

Anticipated Traffic Generation and Access: The additional traffic will be minimal with the addition of one to two passenger vehicles entering and exiting the residence one to two times per day. Access to the residence will not be affected. Access for neighbors will not be impacted.



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Sincerely,

Ronald G. Oholendt

Ronald G. Oholendt

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roholendt@gmail.com

(719) 623-8593

1 Attachment:

Detached Accessory Living Quarters for Permanent Occupancy Affidavit

Letter of Intent_v1.pdf Markup Summary

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Author: Carlos

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