

November 18, 2018

El Paso County - Administrative Determination
2800 International Circle Suite 110
Colorado Springs, CO 80910

Curtis and Patsy Fox
12610 Crump Road
Colorado Springs, Co 80908
Phone: 719-265-9275 cell: 719-761-7937
Parcel: 6212002004 Lot 1 Forest Glen Sub.

This is not an administrative determination it is a special use application.

You are requesting a special use not a determination of use.

Dear Sirs:

We are writing for a determination of use as a rural home occupation for our business, Mountain Fox Garage Doors to be located at our home property listed above. We feel our business qualifies as a Rural Home Occupation per the Land development code Section 5.1.30 A, B and C. Our property is zoned RR-5, is 5.0 acres (217,800square feet) and contains our home and a detached garage.

We started this construction type business over 12 years ago with a Residential Home Occupation certificate. We are a low impact business and never received any complaints from neighbors while in our suburban home. We have been in a rented space for the last 4 years as we had outgrown our small residential space. Our desire has always been to continue to have the business in our home. We had been looking for a suitable place to live so we could bring the business back together with our residence. In August 2017, we purchased this new home on Crump Road in Black Forest for that purpose. The property contained what we needed; our primary residence as well as a 1400 square foot detached garage that could easily house all our business activities.

We have reviewed Section 5.1.30 of the Land Development code A, Band C and feel we meet your requirements and would adhere to them.

Section 5.1.30 (2): Our principal occupation is to sell and service garage doors. We would like our office to be on our property where we would answer the phones, place orders, do accounting etc. Our sales are made by going to a potential customer's home to discuss sizes, options, colors and prices of the door and opener. We purchase garage doors and openers from wholesalers in Colorado Springs and Denver and provide immediate installation at the customer site. The use of the detached garage would be to house the orders until installation which is anywhere from 1 day to 2 weeks from receipt of the product. Our business model is to not hold inventory (which is our wholesaler's job) but

any we may have, and the shop supplies or products on hand, would be stored inside detached garage out of sight of any neighbors.

(4) (A) The existing detached structure is 1400 square feet vs. our residence of 2653 square feet first floor and 2644 square feet basement. The existing detached garage matches the look of our home and does not result in any visual change to the residential character of the property. The use of this space would be allowed under section B (5) (a).

(4) (b) My husband and I live on the property and are the sole owners and managers of this business.

(4) © The total area used for the business in our residence would be an existing small office that is 132 square feet. This does not eliminate the kitchen or any bedrooms.

(4) (d) There will be no signage except in accordance with the signage provisions of chapter 6.

(4) (e) There is no outside storage of material, tools or equipment.

(4) (f) Our sales and appointments are made over the phone or by going to a potential customer's home to discuss sizes, options and prices of the door. We maintain and pay all applicable sales taxes.

(4) (g) We rarely have a customer visit on site but if they want to come to our location, it is to pick up a sample or to pay a bill. This may happen 2-3 times a week.

(4) (h) We have 3 parking spaces on a cement pad in front of our detached garage.

(4) (i) We would not use any mechanical, electrical or electronic machinery in our business that would be detectable beyond the boundary line of the property. We do not use any equipment which involves hazardous, explosive or highly flammable substances or which produce hazardous, explosive or highly flammable waste or product.

(4) (j) Our business would be conducted in compliance all building, fire, health and environmental laws, codes and regulations.

(4) (k) No visual impacts are associated with our business.

(4) (l) This would be the only home occupation on the property.

(4) (m) Deliveries are limited to standard parcel services and we have a box truck delivery 1 -2 times per week. Both parcel and box trucks deliveries would use our existing long driveway to deliver packages to the premises in the North West corner of the lot, well back from Crump Road.

(B) Rural Home Occupation. I will address any item in the code that was not previously covered in the Home occupation:

(1) We would qualify for a Rural Home occupation using our detached garage - -as an accessory use of a detached structure that otherwise meets the requirements of a residential home occupation. This use is similar to that of an indoor contractor's equipment yard.

(2) Our intent is to use this low density rural property as a reasonable accommodation for our business.

(3) Mountain Fox Garage doors is a construction-type business

(5) (a) outside storage, parking and work areas are set back a minimum of 50 feet from all property lines and are limited to 1% of the parcel which is less than the 5% allowed.

(5) (b) We employ one fulltime office person and one part time office worker that would be on the premises Monday – Friday 7:30 AM – 5:30 PM and Sat. AM. 8 -12 . We do not work on Sunday. We also have one field sales person who's work is at the customer's homes but she would come by the office for necessary meetings, etc. As is common in construction businesses, we have garage door technicians that come once each morning to pick up their orders and jobs for the day. Currently, we have 3 and our intent is to have no more than 4 technicians.

(5) © We have counted the one-way trips per day to be less than 20 total.

(5) (d) We have no inoperable vehicles associated with the business.

(5) (e) We have no environmental impact to surrounding lots. We do no manufacturing or fabrication.

We are a small family owned business and we greatly appreciate your help with this matter. Our goal is to be out of our rented space and into the detached garage as soon as possible. We look forward to your positive determination of use as a rural home occupation.

Thank you,

Curtis and Patsy Fox

Owners, Mountain Fox Garage Doors

Patsy.fox61@gmail.com Curtis@mountainfox.biz

Markup Summary

dskendall (2)

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10908
cell: 719-761-7937
at 1 Forest Glen Sub.

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