

To: EDARP
Fr: Tanya Larocque
Re: 4065 Crosslen Lane

PCD FILE# VA-19-006

My sister and I worked with PPRD office and El Paso County Clerk and Recorders office in March and April prior to purchasing a ten-acre parcel at 4065 Crosslen Lane.

Shawna Boller has two special needs children and is a single parent. Tanya Larocque is her sister. Tanya and her husband lived in Perry Park and sold their home to move down to the Springs to help Shawna and the boys. Ryan Boller has seizures and is too heavy to lift and relocate from a floor to a couch/bed without assistance. Tanya and her husband, Robert, agreed to purchase two homes side by side or a property whereby we can build side by side so that someone is always available to help Shawna with the kids when an emergency arises.

We worked with both County offices, PPRD and El Paso County Clerk and Recorder's office, digging up deeds that were needed to confirm the property was actually a legal lot as there was a question that arose when we went to check prior to purchasing. We found all of the historical deeds and provided them to PPRD office, including our well permit.

We were told that while the permit states we can have three single family homes, we could only have two, which was perfect as that is all that is needed.

Once PPRD confirmed the legitimacy of the 10-acre parcel and our real-estate agent also confirmed; we proceeded with the purchase and began the building process. Our builder has submitted our plans and while Shawna's was approved, Tanya and Robert's was not. We were then told that only one house is allowed despite the well permit allowing for three and El Paso County allowing for two.

We are open to whatever process we need to follow to fix the situation. We were told while at the counter at PPRD office, that we could NOT have three homes only two are allowed. We understood and said that was no problem we only need two. We understand the best solution is to request a variance.

Our builder has given us our pricing based on building both homes together to save costs. In the future each one of the boys will have a house with their caregiver when my sister and I pass. Currently one child will be able to live with Tanya and her husband and the youngest will remain with Shawna as he has grand mal seizures. Our plans for the two homes are in such a fashion that they both flow into the surrounding area where some homes are on 2.5 acres, 5 acres and 10 acre sites. The proposed two homes do not adversely impact any of the adjacent properties or drainage to the area. The site where the two homes are to be located is a 10-acre parcel. Our proposed homes do not adversely affect any surrounding neighbors, wildlife or the existing area and typical use. We are not changing the use of the property, we are simply building two homes for the two sisters to be side by side to provide support and long-term care in our homes for the two special needs children. Our proposed homes are located off Crosslen Lane which is a Private Road.

We are asking for a variance for approval to allow the building process of the two homes. We ask for your approval so that we will not have to absorb additional excessive costs of building and that so we can continue to build and be in by the end of the year. Currently, Tanya and her husband have temporary housing until November when their home is currently expected to be completed if we can proceed in the building of the two homes. Please direct us on which process you want us to follow in order to get the appropriate approval for our two homes. It is imperative from a cost perspective to allow our builder to continue to build both homes simultaneously as our construction costs are critical. We have no other family members to assist or resources for long term care. The two sisters are all we have, and our goal is to pay for our homes prior to our deaths so the boys can stay at home with a caregiver for the remainder of their lives.