

To:

Gabe Sevigny
El Paso County Project Planner I

Purpose:

Letter of intent for a "Rural Home Occupation"
El Paso County Land Development Code: 5.2.30 (B)

File:

EA-17-126 Chin
20270 Beacon Lite Rd.
Monument, CO 80132

From:

Shawn Chin- Project: Central Autos Repair Shop
Shawn Chin 720.318.3886

El Paso County Land Development Code:

5.2.30 (B)

- **Rural Home Occupation**

- The intent to accommodate the necessary requirements to operate a home-based auto repair business.

5.2.30 (B) (5) (a)

- **Outside storage and work areas allowed**

- "Outside storage, parking and work areas are allowed provided these are set back a minimum of 50' from all property lines and are limited in combination to one acre or 5% of the total or parcel area, whichever is less. The screening standards of chapter 6 of this code shall apply...."
 - We will consume a little more than 1 out of 4.75 acres in total for outside parking
 - We will set back the parking area 50' from all property lines

5.2.30 (B) (5) (b)

- **Employees**

- "A maximum of two employees are allowed, who are not family members of principally employed in a use which is otherwise allowed on the lot or parcel."
 - Two or less non-family members will be employees

5.2.30 (B) (5) (c)

- **Trips Generated by Home Occupation Limited**

- "The total number of one-way vehicle trips generated by the rural home occupation shall not exceed an average of 20 per day."
 - No more than 20 one-way vehicle trips will be done per day.

5.2.30 (B) (5) (d)

- **Inoperable vehicles**

- "A maximum of 10 inoperable non-agricultural vehicles shall be allowed in conjunction with the rural home occupation."

- No more than 10 inoperable vehicles will be in conjunction with the occupation.

5.2.30 (B) (5) (e)

- **Environmental Impacts**
- “The rural home occupation shall not result in any generation of solid waste or hazardous substances or petroleum or excessive noise, vibration, dust, glare, drainage, erosion or other environmental impacts to surrounding lot or parcel owners.”
 - I will not have any hazardous material on the property that may impact the parcel owners
 - I will not have any solid waste material that may impact the parcel owners
 - To eliminate this, I have two waste management bins to collect the waste
- I will not have any petroleum on the property
- I will not have any noise, vibration, dust, glare, drainage, or erosion that may impact the surrounding parcel owners
 - To alleviate noise, vibration, dust, glare, drainage, or erosion, all auto body work will be done within the insulated walls of the property building; no work will be done outside of the building to impact the parcel owners.
 - I will be mindful and respectful to our noise generated within the property building.
 - El Paso County noise Ordinance, 02-1:
 - I will not exceed 55 db between 7AM -7PM and or 50db 7PM – 7AM or exceed 10 db for more than 15 min in a 1-hour period from 7AM-7PM
 - I will make sure that the noise of the auto repair property building consists with normal working hours for the use of auto body repair. The shop may be used on the weekends to fulfill customer auto body repair and management needs.

5.2.30 (C) (1)

- **Intent**
- “The intent of allowing a rural home occupation as a special use is to provide a mechanism by which a business owner or entrepreneur may reasonably establish or expand their home occupation on a large residential or agricultural property in manner that protects neighboring properties from extreme or unreasonable impacts.”
 - I own and reside on a 4.75-acre lot.
 - I have a property building where all auto repair will be done that protects neighboring properties from unreasonable impacts
 - The property building contains insulated walls and cannot be seen from the section line road and most adjacent neighbors. Pine trees mask the adjacent neighbors from seeing the property building and parking area and helps protect the property as well as the neighbors from any impact. In addition, we have built a 6’ privacy fence to screen the view from the southern neighbor. The western neighbor cannot see the property at all since several acres separates us. The northern neighbor side has a vacant property and can minimally view the property, but many pine trees shadow the view to maintain privacy. The eastern side contains the section line road and is screened by trees that mask the view of the property building.
 - I will have the parking area 50’ from all property lines

Update to show all buildings are existing and no buildings are proposed at this time

This would only be for storage of non-operable vehicles, parking for employees or operable vehicles may be permitted with proper screening.

5.2.30 (C) (2)

- **Where allowed**

- “A rural home occupation is allowed as a special use on any parcel or lot that is 5 acres (including a legally created 4.75-acre parcel or lot along a section line road) or more in area and is located in a residential or agricultural zoning district.”
 - I own 4.75 acres of land at the stated address that is along a section line road.

5.2.30 (C) (4) (d)

- **Employees and Traffic**
- “A rural home occupation approved by special use may be approved to employ a maximum of 10 employees and generate a maximum of 50 daily trips.”
 - I have 2 full time employees all year long
 - I will make and or generate less than 50 trips daily

5.3.2. (C)

- **Criteria For Special Use**
- “The special use is generally consistent with the applicable Master Plan.”
- “The special use will generally be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area.”
 - I am located in the monument area, along a side dirt road and near I-25, where most of the neighbors reside on roughly 5 acres. The building in which the auto repair will take place covers about ¼ of the property including parking which cannot be seen from the section line road. I will make sure all vehicles are 50’ from all property lines. I will make sure to not disturb the neighborhood by keeping all auto repair within the building walls to be in harmony with the character of the neighborhood. In addition, natural pine trees line property borders which masks the auto repair building and parking area.
 - In the immediate area, we have an Alpaca farm that sells products of the animal and exists currently
 - In the immediate area, we have a welding shop that currently exists.
 - In our immediate area, we have a salvage yard that holds 30+ inoperable vehicles.
 - “The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner.”
 - The small auto repair building and parking area will not have any burden on any public facility as it will be considered a small business and strictly used for customer auto repair including: sanding, masking, patching, washing, etc. The only public services that come onto the property are waste management for picking up waste and Snap On tool company to deliver materials. Otherwise, customers may come and pick up a car that has already been repaired, but delivery is usually done for complete auto repair jobs. Therefore, minimal public services are used on the property and are only there for pick up or drop off purposes.
- “The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access.”
 - The traffic will be limited to not exceed 50 trips per day
 - We will not have more than 2 employees at one time
 - The access to the auto repair building is through our legal driveway and through our property only

- The auto repair building including parking will take up a little more than a 1 acre (1.2) of the property in total size
- “The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution.”
 - There will be no water impact. All auto repair will be done inside the building.
 - The air will not be affected by the auto repair. All airborne dust particles will be collected within building walls and distributed via waste management appropriately.
 - The light and noise will follow the laws and regulations as all activity will take place within insulated walls of the building including lighting and is not loud enough to disturb adjacent neighbors.
 - I will make sure that the noise of the auto repair area consists with normal working hours for the use of being in harmony with the character of the neighborhood. In addition, auto repair may be done on the off days/weekends to maintain customer appreciation and business management.
 - El Paso County noise Ordinance, 02-1:
 - We will not exceed 55 db between 7AM -7PM and or 50db 7PM – 7AM or exceed 10 db for more than 15 min in a 1 hour period from 7AM-7PM
 - “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.”
 - Our special use for performing auto repair on the property will cause no harm, be detrimental to the public health, safety and welfare of our neighbors and or other residents of El Paso County.
- “The special use conforms or will conform to all other applicable County rules, regulations or ordinances.”
 - I will comply to County rules, regulations and ordinances.

El Paso County Colorado Policy Plan:

Chapter 1

- **Rural-Residential Development**

“Land development and uses which are characterized by predominantly residential lots or parcels ranging from 2.5 to 10.0 acres in area. The land areas are typically provided with a less-than-urban level of services (i.e. individual wells and septic systems, some unpaved roads) and allowing for only a limited amount of supporting commercial, office or industrial development. Designation in the rural residential category does not automatically imply the acceptability of lots as small as 2.5 acres.”

- I am asking for a limited use of 1.2 acres of the property to operate a small auto repair business.

- **Critical Land Area**

“An amount or area of land devoted to a given type or density of land use which is sufficient to allow that use to function efficiently and economically, and such that the use will be reasonably insulated from health and safety risks or compatibility concerns related to differing land uses which currently exist or may reasonably be projected to exist in the vicinity.”

- I will keep all vehicles 50’ from all property lines. In addition, natural grown pine trees line the property borders all around the property, which helps mask the look from adjacent properties. The auto repair building and parking area cannot be seen from the section line road and does not create health or safety risk to our neighbors. The minimal view of the auto repair building along with the privacy given by surrounding trees eliminates any safety risk to the neighboring property owners. All auto repair will be done within the building walls and therefore eliminates the risk of any harm or disturbance to adjacent property owners.

To whom it may concern:

Shawn Chin owns and resides at 20270 Beacon Lite Rd. Monument, CO 80132. The property is currently zoned RR5. All the criteria for this zone district is met, and should allow the approval for a "Special Use" Rural Home Occupation. I would like the ability to work and assist in helping two employees whose family with children rely on the business based out of my home. I currently have a small auto repair business, not a retail business. The business consists of two full time employees who support their individual families. I own and reside on 4.75 treed acres. I will utilize a little more than 1 acre (1.2) of that property for the use of running the auto repair shop, including a parking area. The parking area will be 50' from all property lines and will contain no more than 10 inoperable vehicles at a time. The property borders are lined with pine trees that fully mask the auto repair building and parking area. However, if further screening to aid in the privacy of the adjacent neighbors is needed, I would be willing to provide the materials necessary to do so. In addition, the site cannot be seen from the section line road which is the only entrance onto the property. The driveway is made of road base for erosion, dust and mud control. No more than 50 trips per day will be made to and from this property. The approval of the auto repair business will allow us to expand our home occupation on my residential lot and, with the added measures; I will help protect the adjacent neighbors from extreme and unreasonable impacts.

On the small piece of residential property that I own, I would have the auto repair building meet the setback of 50' or more from all property lines. The building itself including the parking area cannot be seen by adjacent neighbors as it is masked with several pine trees that aid in privacy of both the auto repair building and the respect of the adjacent neighbors' privacy. On the property, the auto repair business will include the following actions: sanding, masking, detailing, washing, bumper & fender repair, buffing, headlight fixing, replacing parts, and accounting all behind the pine trees and 6' fence which camouflage the site of the building and parking from adjacent neighbors, as well as in the northwest corner of the property which cannot be seen from the section line road. The vehicles would be parked in the parking area beside the building only until the auto repair job is complete and the vehicle is ready to deliver to the appropriate owner. No vehicles will be stored in this requesting area, but only parked there for no more than a day or two which is the estimated time frame it takes to complete an auto repair job. Two waste management bins have been placed on the property to rid waste material needed. These waste loads will remove any dust or harmful material that might occur for us and or our neighbors.

Markup Summary

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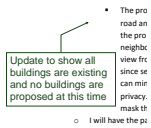
... section line road and is screened by trees that
are
by lines
This would only be for
storage of
non-operable
vehicles, parking for
employees or
operable vehicles
may be permitted with
proper screening.

Subject: Callout
Page Label: 2
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Status:
Checkmark: Unchecked
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Date: 2/15/2018 10:32:36 AM
Color: ■

This would only be for storage of non-operable vehicles, parking for employees or operable vehicles may be permitted with proper screening.

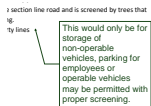
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Date: 2/15/2018 10:46:32 AM
Color: ■

Update to show all buildings are existing and no buildings are proposed at this time



Subject: Callout
Page Label: 2
Lock: Locked
Status:
Checkmark: Unchecked
Author: dsdsevigny
Date: 2/15/2018 10:32:36 AM
Color: ■

This would only be for storage of non-operable vehicles, parking for employees or operable vehicles may be permitted with proper screening.