

Nighthawk Design

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BOARD OF ADJUSTMENT LETTER OF INTENT

Tuesday, April 12, 2022

REVISED: Tuesday, July 5, 2022

ATTN:

Kylie Bagley

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CC: OWNER: Jason Porter

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Re: LETTER OF INTENT

12124 OREGON WAGON TRAIL, ELBERT, CO, 80106

Tax Schedule #: **4217006023**

Legal Description: **LOT 22 THE TRAILS FIL NO 2-B**

Residential Lot: **2.51 ACRES** County Zoning:

RR-2.5

Setbacks:

25'-0" Front and Rear

15'-0" Side

10'-0" Side Accessory Structure

Lot Coverage: No Maximum

ADD21775

PLAT 11570

REQUEST AND JUSTIFICATION

We are requesting a SPECIAL USE/VARIANCE OF USE for an Auxiliary Living Quarters per LDC CODE 5.2.1.

The Owner would like to convert a portion of their existing Detached Garage THREE (see site facilities below), to allow an immediate family member to reside in the Auxiliary Living Quarters (5.2.1 H 1). Per Section 5.3.2 the existing structure that will be converted IS NOT located within any easement(s) and conforms to all other RR-2.5 Zoning provisions. Accessory living quarters shall meet all other applicable standards in this Code unless specifically modified by this Section.

The following items specifically address section 5.2.1: A) There will only be one accessory living quarters on this lot. B) The ALQ will be inside an existing garage. C) The affidavit has been provided to EPC. D) The ALQ is 1,794 Sq. Ft. which is less than the 1,800 Sq. Ft. allowed for approval. E) There are NO separate meters on the property. F) The property will be used for an immediate family member or employee per the code.

The existing grade lines as shown on the Site Plan will remain the same and overall drainage will NOT be adversely impacted by construction of the OWTS.

CURRENT AND PROPOSED SITE FACILITIES

Existing 2-Story Single Family Residence (Original Permit# G03765) 2,213 SQ. FT.

Existing Detached Garage ONE (2-CAR) w/ Addition (Original Permit# G02224 and Addition Permit #L99876) 1,200 SQ. FT.

Existing Detached Garage TWO (2-CAR) (Original Permit# N73901)

Existing Detached Garage THREE (2-CAR, 2 STORY) (Original Permit# L99876) 1,800 SQ. FT.

Proposed INTERIOR Garage Conversion of Garage THREE: Interior Garage Conversion to ALQ w/ Garage (Existing Building)

Active Permit# N64166 (Proposed/Approved Finished Footage:1,794 ± SQ. FT.)

See SUBMITTED SITE PLAN (for detailed site information)

See PLAT #11570 (for subdivision information)

Respectfully Submitted,
Rodney B. Wiebe
NIGHTHAWK DESIGN, INC.