

Craig McDermott
12830 Herring Rd
Colorado Springs, CO 80908
craigmcderm@hotmail.com

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Planning & Community Development Dept.
El Paso County
2880 International Circle
Colorado Springs, CO 80910

Financial hardship is not considered a valid familial hardship. Please remove this section from the letter. Section 3.b. below may be considered.

Dear El Paso County PCD:

This letter of intent is to accompany a request for an Administrative Special Use – Extended Family Dwelling. It is the desire of the applicant to construct an accessory living quarters for permanent occupancy by an immediate family member.

As required, the following information applies to and demonstrates qualification for this request:

- 1.) Applicant is the owner of the property associated with this request.
- 2.) The property is a 29.32 acre lot in Black Forest that is zoned RR5 and is applicant's primary residence.
- 3.) The expected residents are the owner's child by blood (daughter) along with her husband and their toddler son. This action is being taken in an effort to ease the following hardship within the owner's family:
 - a. The applicants' child and her family, living in another state, are experiencing severe financial hardship under the weight of student loan debt, housing costs, and child care costs. Unless the applicants build an extended family dwelling, their relocation back to Colorado where the applicants can assist with childcare and housing costs is not possible due to the significant cost of living increase that they would experience in Colorado.
 - b. In addition, the applicant also has elderly parents with health issues demanding ever increasing amounts of care from the applicants. The applicants anticipate that moving their child and family back to the area from out of state would increase the number of immediate family members able to share the burden of care for the elderly parents.
- 4.) Existing and proposed structures:
 - a. A single-family dwelling and a detached garage currently exist on the lot. This dwelling is a 2014 rebuild after the Black Forest Fire in 2013.
 - b. The existing driveway would serve both the current and proposed dwellings without the need for a second point of access to the street.
- 5.) The previous waiver request for the stipulation that extended family dwelling share electrical service with the existing primary residence is withdrawn. Verbal discussions with Jim at Mtn. View Electric engineering has indicated that an upgrade to the onsite transformer and addition of an additional disconnect is expected to provide sufficient capacity to meet the load requirements of the accessory living quarter.
- 6.) All provisions and criteria described in LDC 5.3.2(C) are met by this plan.
 - a. The property is located in an unincorporated area with no covenants or master plan.
 - b. The accessory living quarters is consistent with the rural residential nature of the area.
 - c. The property is at least twice the average area of other parcels in the area so an accessory living quarters addition on this property would still result in a less than the average density which demonstrates that the plan is harmonious with, and compatible with, the general nature of the area.
 - d. Traffic and public services in the area are expected to be minimally impacted to the point of being unnoticeable.

- e. Sufficient water rights to accommodate an accessory living quarters has already been secured from the State of Colorado.
- f. An accessory living quarters addition to the applicant's property is not known to violate any local, state, or federal laws in any way.
- g. An accessory living quarters addition to the applicant's property poses no current or future threat to the health, safety, or welfare of residents of El Paso County, Colorado.
- h. The special use of an accessory living quarters to the applicants property is within the allowed uses and conforms with all County rules, regulations, and ordinances.

The proposed project is expected to commence upon successful petitioning for a special use permit and a duly executed building permit.

Respectfully,

Craig A. McDermott

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Comment on component #6.a. of this letter: This property is located within the Black Forest Preservation Plan as rural residential property. You may locate this plan on our website under Resources and References, Master Plan. You will need to review that Plan and provide several citations that demonstrate consistency. Please discuss with the Planner if you have additional questions.

This project will be subject to the approval of the administrative relief for the total building size. You will need to reference the administrative relief allowance in this letter after that project has concluded. You will not be able to move forward with this application until the administrative relief project has concluded. To date, administrative relief application has not been received.

Since you are requesting an allowance of greater than 1,500 sq. ft. living area from the Board of County Commissioners, that request will need to be reflected in this letter.

Please confirm in the letter of intent that drainage will not adversely affect the adjacent or downstream properties.