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

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, their toddler son, and another child expected to be born in December, 2020.
- 4.) Hardship justifications:
  - a. The applicant has elderly parents with health issues demanding ever increasing amounts of care from the applicants. The applicants anticipate that moving their immediate family back to the area from out of state would increase the number of family members able to share the burden of care for the elderly parents.
  - b. The owners anticipate that immediate family members occupying the extended family dwelling will also be able to assist in the continued effort to perform post Black Forest fire property cleanup. This property was 100% burned and the insurance proceeds were grossly inadequate to address the required cleanup effort. Although the "Black Forest Together" assistance organization has been engaged, the lead work manager indicated that they are "just not equipped to handle such large properties". Therefor the property owner is burdened with significant and on-going cleanup effort.
- 5.) Existing and proposed structures:
  - a. A single-family dwelling and a detached garage currently exist on the lot. Both buildings are 2014 rebuilds 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.
  - c. An EDARP administratively approved and PPRBD permitted 4,984 square foot accessory building will house the residential living space referenced in this proposal.
  - d. The building site is a "hilltop" location and the original drainage patterns are not altered by the building. No surrounding properties are adversely affected by the new structure.
  - e. The LDC allows extended family residences up to 1,500 square feet. The LDC also includes a provision allowing the Planning Authority to approve up to an additional 20% increase in the living area square footage (1,800 sq. ft.) to be approved if required conditions are met. The proposed living area portion of the building is 1,773 square feet, therefore this proposal for an Extended Family Dwelling includes a request for approval of 273 square feet of living area

above the 1,500 square foot limit but within the provision of an allowable 20% addition to that limit if approved.

All LDC requirements that must be met to allow the 20% size exception are met by the plan including the stipulation that the additional size have negligible impact on the surrounding neighborhood. Since the proposed living area resides *within the confines of the larger accessory building*, the additional living area is not able to be seen from the outside and is therefore inconsequential to the neighborhood.

- 6.) The extended family dwelling will share an electrical service with the existing primary residence. Mtn. View Electric engineering has indicated that an upgrade to the onsite transformer and addition of a service disconnect is expected to provide sufficient capacity to meet the additional load requirements of an accessory living quarters.
- 7.) Other material considerations:
  - a. All provisions and criteria described in LDC 5.3.2(C) Special Use Criteria are met by this plan.
  - b. The property is located in an unincorporated area with no covenants.
  - c. Traffic and public services in the area will be minimally impacted to the point of being unnoticeable.
  - d. Sufficient water rights to accommodate an accessory living quarters has already been secured from the State of Colorado.
  - e. An accessory living quarters addition to the applicant's property is not known to violate any local, state, or federal laws in any way.
  - f. 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.
  - g. The proposed accessory building
  - h. The special use of an accessory living quarters to the applicant's property is within the allowed uses and conforms with all County rules, regulations, and ordinances that apply to extended family dwellings.
- 8.) Black Forest Preservation Plan
  - a. The lot lies within section 1 "Timbered Area" of the BFPP.
  - b. The proposed project retains the rural residential nature of the community. The addition of an extended family dwelling within an accessory building is consistent and harmonious with the general nature of the area. There are many existing accessory and agricultural buildings throughout the community.
  - c. The proposed project is a low impact Special Use as specified in the BFPP.
  - d. There are two adjacent properties that are in the process of being subdivided and developed into a total of thirteen net new residential lots of 5 acres per lot. The surrounding properties are mostly of the 5 acre to 10 acre size and rural residential in nature. The addition of this extended family dwelling on a 29.32 acre lot results in a ratio of nearly 15 acres per residence which still far exceeds the norm for the neighborhood and complies with the BFPP low density recommendation of 5 acre per residence.

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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