

Please explain that the structure is existing and when and how it was permitted as a guest house. You are requesting a special use permit to convert a guest house into an accessory living quarters for permanent occupancy. You have previously filed a guest house affidavit - in order to convert it into an accessory living quarters, you will need to file an affidavit for accessory living quarters for permanent occupancy.

12-22-17

To Whom It May Concern,

Please add a sentence indicating: There will be no new construction resulting from this special use request.

I Monique Wernsman, requests special provisions for extended family housing for known address 13071 Daisy St. Colorado, Springs, Colorado 80908. The home is 1440 sq. feet.

Parcel number is 5208259010, and is zoned RR-5.

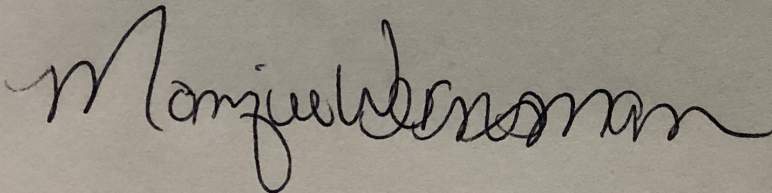
The reason for this request is for my son that sustained a traumatic brain injury back in 2011, can gain more independence. He will have visiting nurses, home health aides, and therapy visits.

We have a well in place, along with a septic system.

There would not be any new roads coming into the property in question, therefore no traffic would be impeded. This variance would not impede on any other home and this will not have an impact on other lots or on residences in Black Forest. Therefore, there should be no adverse impact to surrounding property.

This is a request for a special use permit, not a variance.

Sincerely,



Monique Wernsman

This property is located in the Black Forest Preservation Plan area. Per Land Development Code Sec. 5.3.2(C), you need to justify general compliance with the master plan, which includes the Black Forest Preservation Plan.

An important policy in the Black Forest plan is to encourage consolidation of parcels in nonconforming subdivisions. You have done so in 2016 through merger by contiguity, so your property is generally in conformance with that policy.

Relating to the specific application, the County has adopted land use regulations that require low impact special use permits and an affidavit be filed to prevent the accessory structure from becoming a second home on the property. This helps to preserve the rural residential nature of the Black Forest area. This application intends to be in compliance with these regulations.