

## Mindy Madden

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**From:** Ryan Howser  
**Sent:** Wednesday, March 25, 2020 11:57 AM  
**To:** Mindy Madden  
**Subject:** FW: 13875 Judge Orr Road

Hi Mindy,

Please see below. I believe you have an open case against this property for multiple dwelling units. Let me know if you have any questions.

Thanks

Ryan

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**From:** Ryan Howser  
**Sent:** Wednesday, March 25, 2020 11:49 AM  
**To:** 'DBHarleyd15@gmail.com' <DBHarleyd15@gmail.com>  
**Subject:** 13875 Judge Orr Road

Hello,

We spoke on the phone just a few minutes ago regarding the multiple rental units on your property. After our conversation wrapped up, I spoke to Nina and explained that zoning was first established for this property in 1965, not 1999. She advised me that because zoning was in place prior to the multiple rental units existing on the property, that it would be unwise to continue to pursue the determination of nonconforming use. There are no circumstances in the past zoning that allowed for three dwelling units on one property, so it would be impossible for us to make a positive determination on the use as legally nonconforming.

It's not a good idea to pay for the determination if we already know what the outcome is going to be. You had submitted an early assistance meeting request about six months ago for this property. If you would like to continue the use with two rental units on the property, you would need to pursue and receive approval from the Board of County Commissioners for a variance of use for multiple dwelling units on one property. The first step in this process is the early assistance meeting (EA). If you pay for the meeting, we can go ahead and get it scheduled. In the EA meeting, we will review the steps required for you to apply for the variance of use, including the public hearing process and ultimate approval. The fee for a variance of use is \$4,237.

You have already signed up for the EA meeting (<http://epcdevplanreview.com>). Once you have paid for the EA (\$427) you will be assigned a project manager and engineer. They will contact you to set up a time/day to meet. At the meeting they will discuss the process, fees, any potential issues, and submittal requirements. You should leave the EA feeling confident about what your next steps will be. My determination is based solely upon the information you have provided so it is possible that a different determination could be made if additional information was provided. Please let me know if you need anything else.

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**In an effort to be respectful of the health of our employees, family, and all citizens in El Paso County, we have closed our doors to the public until April 6<sup>th</sup>, pending additional extensions. During this timeframe we will be making every**

**effort to operate "business as usual." All phone calls and emails will be returned, projects reviewed, and necessary meetings held via conference call. Thank you for your patience. Be safe!**

Thanks,

Ryan Howser, AICP  
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