

**LETTER OF INTENT  
TIFFANY GUEST HOUSE – 9625 OTERO AVE.**

John P. Nelson Associates  
1626 E. Pikes Peak Ave.  
Colorado Springs, CO 80909  
October 9, 2019

- 1      Owner:            Darin A. Tiffany  
                              9625 Otero Ave.  
                              Colorado Springs, CO 80920  
         Applicant:     John P. Nelson Associates  
                              1626 E. Pikes Peak Ave.  
                              Colorado Springs, CO 80909  
         Consultant:    (same as applicant)
  
- 2      Site location: 9625 Otero Ave.  
         Site size:        2.5 AC  
         Zoning:            RR-2.5
  
- 3      Request:            The request is for approval of a Special Use for a permanent Guest House building – a Detached Accessory Living Quarters for Permanent Occupancy.

- Justification: The special use request meets the review criteria as follows:
- Master Plan: As a small accessory dwelling, the proposed Special Use is generally consistent with the El Paso County Policy Plan. Goal 13.1 of that plan is to encourage an adequate supply of housing types to meet the needs of county residents. In addition, Policy 13.1.3 recognizes the need for housing alternatives that provide for the needs of the county’s special populations, to include low income, elderly and physically and mentally impaired. The extended family housing provision was added to the Land Development Code specifically to accommodate special populations and family needs. Since this accessory dwelling will be used to help provide care for an elderly parent, this Special Use request is consistent with the stated goal of the El Paso County Policy Plan.
  - Neighborhood: As a small accessory dwelling, the Special Use will be in harmony with the character of the neighborhood and will generally be compatible with the existing and allowable land uses in the surrounding area.
  - Public facilities: As a small accessory dwelling, the impact of the special will not overburden public facilities or create traffic related impact.

- Regulations: As a small accessory dwelling, the Special Use will comply with all applicable local, state and federal laws and regulations regarding air, water, light or noise pollution.
  - Not Detrimental: As a small accessory dwelling, the Special Use will not be detrimental to the public health, safety and welfare of the present or future residents of El Paso County and will conform to all other applicable County rules, regulations and ordinances.
  - Use Limited to Family Members: Family hardship: Approval of this special use request will allow the long-term occupancy of the guest house by the senior father of the property owner, who recently lost his wife to the Covid 19 virus. This will allow daily contact for him with his son's family in the adjacent existing house and will allow needed day to day care by the family.
  - Standards: The special use standards of Chapter 5 of the Land Development Code will be complied with.
  - Expiration: The Special Use request is for approval of a Permanent Guest House building as noted in the request statement above.
- 4 Existing and proposed facilities: The project will involve construction of a new, freestanding guest house, approximately 1200SF in size. The guest house will be adjacent to the existing dwelling occupied by the property owner. Existing and proposed facilities are indicated on the provided site plan.