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DATE: March 23, 2018

Subj: Letter of Intent: Administrative Special Use Request:
Harry Direen Extended Family Housing

EA Number: EA1821
Location: 2750 Old North Gate Rd, Colorado Springs, CO 80921
Parcels: 6204000002
Zoning: RR-5
Lot Size: 4.34 Acres

To Whom it May Concern:

I own the property at the above address and have had a variance of use on the property since 1991 to allow a second dwelling for my mother. This variance is now being changed to an Administrative Special Use Extended Family Housing with El Paso County. My mother still lives in the second dwelling which is a 12'x 50' mobile home up behind the main house. The mobile home has limited visibility from either Old North Gate Rd. or HWY 83.

The previous variance of use has expired, and therefore the administrative special use is necessary to once again legalize the dwelling.

The conditions for Extended Family Housing is basically that the housing can only be used by a family member and cannot be rented out or become a rental. This has been the case since 1991 when my mother moved it and will be the case in the future. No new structures are being added to the property as part of this Extended Family Housing process.

Figure 1 Property Map shows a property map. Figure 2 and Figure 3 show vicinity maps for the property.

There is no need or requirement for additional traffic analysis, my mother does not drive, and the combined traffic per day is far below 100 trips.

There is no drainage issue or impact associated with this Administrative Special Use Extended Family Housing.

A driveway access permit was obtained and is included with the application. The driveway was moved to the west side of the lot in the 1999 timeframe when Hwy 83 was widened. The old crossed out driveway will not be re-opened or used.

Land Development Code from: Chapter 5 Use and Dimensional Standards:

(H) Special Provisions for Extended Family Housing (Administrative Special Use)

A permit may be authorized as an administrative special use to provide for temporary living arrangements to house immediate family members whom are elderly, disabled, or exhibit a family need, or whom are immediate family providing for the needs of the residents of the primary residence on the property. The approval of the permit shall be based upon a finding that the following standards and conditions have been met:

- There is a legitimate family hardship or need that justifies the request for the extended family housing.
- The special use standards of Chapter 5.3.2 of the Land Development Code are complied with.
- The extended family housing shall be removed within 3 months after the need no longer exists or 3 months after the date of the expiration of the permit, if one is specified, unless an application for unless an application to legalize this use is submitted or an application to subdivide the property is submitted.

In conjunction with an approval for extended family housing, an affidavit signed by the owner is filed for recording with the Clerk and Recorder acknowledging that the extended family housing may not be leased or rented and that removal of the structure may be required for failure to comply with the terms of approval. The application fee for extended family housing shall be 20% of the fee for administrative special use.

ELPASO COUNTY HEALTH DEPARTMENT

Please accept the following comments from El Paso County Public Health regarding the expired variance of use referenced above:

- Water service for the existing home and the proposed 1-bedroom mobile home is by an individual well. : **Yes**
- Wastewater service for the project is provided by an existing onsite wastewater treatment system (OWTS) that was installed in 1991 and sized and approved for a 3 bedroom house. There is no information on file at El Paso County Public Health regarding the connection of the 1- bedroom mobile home to the existing OWTS. El Paso County Public Health requests any information regarding wastewater treatment associated with the 1-bedroom mobile home be submitted for review. (see note below)
- An OWTS Minor Repair Permit may be required if the installation of the building sewer line connection from the 1 –bedroom mobile home is connected to the existing septic tank.

A permit was pulled and inspection was done when the mobile home was placed on the property at the time of the original variance. The entire

septic system was re-done at the time to meet all the variance requirements. A new septic tank was added to the system and a new leach field was installed. This was done in 1991. I have contacted Mike McCarthy El Paso County Public Health and provided him with this information.

PIKES PEAK REGIONAL BUILDING DEPARTMENT

At this time it is a requirement to post an address in this mobile home. Please utilize the same address 2750 Old North Gate Road with a (B) for behind structure. 2. No further comments.

The mobile home will be marked with: 2750B


Harry Direen

3/23/2018