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April 2, 2021

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 5.02-acre lot in the Gleneagle area that is zoned RR2.5 and is applicant's primary residence.
- 3.) The expected residents are the owner's parents.
- 4.) Hardship justifications:
  - a. The applicant's parents are elderly with health issues demanding ever increasing amounts of care from the applicants. The applicant's father is a 100% disabled Veteran with Parkinson's Disease.
  - b. The applicant's parents moved to Colorado Springs from Eastern Oregon last summer to be closer to family and ease the burden of care on the applicant's mother. The applicant's parents have been unable to locate affordable handicap-accessible housing in the area.
- 5.) Existing and proposed structures:
  - a. A 4600sf single-family dwelling currently exists on the lot.
  - 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. A 1068sf factory-built cottage will be installed on the property by Seeger Homes, who will also build an attached garage and porch on site. Finishes on the new structure will be consistent with the existing home and will not detract from the appearance of the neighborhood.
  - 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.
- 6.) The extended family dwelling will share an electrical and gas service with the existing primary residence. Mtn. View Electric engineering has indicated that they will replace the power pole and upgrade the transformer currently serving the property prior to construction to meet the additional load requirements of an accessory living quarters. Black Hills Energy has approved the

builder tying into the existing gas meter connection.

7.) Special Use Criteria Compliance:

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 and proposed construction is consistent with the Tri-Lakes Comprehensive Plan Dated 19 Oct 1999 and the El Paso County Master Water Plan dated February 2019. Specifically, the installation of a small extended family dwelling unit on the property will be significantly less burdensome than a separate, sub-divided property. The use remains consistent with current zoning RR-2.5.

c. The proposed construction will be in harmony with the character of the neighborhood and will be compatible with the existing and allowable land uses in the surrounding area. Finishes on the new structure will be consistent with the existing home and will not detract from the appearance of the neighborhood. The use remains consistent with current zoning RR-2.5.

d. Traffic and public services in the area will not be impacted. Specifically, one additional vehicle is anticipated to support the applicant's parents in the extended family dwelling unit. Trash and recycling services are already present on the property. The cottage will have an additional, permitted septic system installed. Electric and gas service will be extended from the existing connections servicing the property.

e. The proposed construction will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution. Because we are installing a factory-built cottage rather than stick-built, we anticipate ground disturbance, noise, and traffic to be greatly reduced from traditional construction. The timeline for installation will also be generally shorter than traditional construction causing less disturbance in the neighborhood. The applicants anticipate further installation of xeriscape landscaping to reduce water consumption on the property.

f. An accessory living quarters addition to the applicant's property is not known to violate any local, state, or federal laws in any way. The cottage will conform to all building codes and standards and will be properly permitted upon approval of the special use permit.

g. 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. If anything, installation of the cottage and subsequent fire mitigation measures suggested by the Wescott Fire Department staff will make the property safer for the surrounding community.

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. The applicant will file the required detached accessory living quarters affidavit with the county clerk upon approval of the special use permit and installation of the cottage.

The proposed project is expected to commence upon successful petitioning for a special use permit and a duly executed building permit.

Respectfully,

*Andrew W. Koloski*

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