



Thursday, August 31, 2017

To Whom It May Concern;

Hi Point Home Builders is requesting the addition of a "Guest House" with special provisions for extended family housing at 4575 Burgess Road Colorado Springs CO 80908. The owners of the property are Richard and Janna Flanders. Their address is 4575 Burgess Road, Colorado Springs CO 80908. Phone# for Janna is 719-495-6564, Phone# for Richard is 719-330-3842. The site location is 4575 Burgess Road, the size is 5 acres. County Zoning for parcel 6223000067 is RR-5.

The reason for this request is so that Richard and Janna Flanders, who own their home and the 5 acres at that address can build a 1500 sq. ft. guest house (In Laws Quarters) in addition to their home to allow their aged parents to live close by so that they may take care of them. The existing home at this address is a one story ranch home, with a total living area of 1,440 sq. ft. The existing lot size is 5 acres.

We anticipate starting construction as soon as we receive all the proper approvals. Water and Sewer will be provided from a well and a septic system. We anticipate that there will be no areas of required landscaping and that there will be approximately no land to be set aside for open space, not to include parking, drive, and access roads. 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 shouldn't have an impact on other lots or on residences in Black Forest. Therefore, there should be no adverse impact to surrounding property.

Sincerely,

Wayne Intermill
Owner- Hi Point Home Builders