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Sent: Friday, April 14, 2023 11:59 AM
To: PCD Hearings
Subject: Re: File P231

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Greetings, Board Members. We received a letter in the mail regarding a rezoning request for 1825 Summit - a property in our subdivision (Overlook Estates). You may recall actually having meetings two and a half or three years ago related to our property (14195 Silverton Road). We came in front of your board asking for permission to have both a main home and a guest home on the same property in order for us to have a home next to us where my 87 year old mother-in-law could live. Such an arrangement is already permitted in Overlook Estates...but there were two reasons we needed to (and did) come before your board for approval. First, there was an existing house on the property which we wanted to use as our guest house and then build our new (main) home on the same property. This was the reverse order from how things are usually done. Usually a main home is constructed first, and the guest home after. We reversed that order.

The second reason we came before you was that there was at the time a restriction on the square footage allowed for a guest home (and our guest home was slightly larger than that size limit). I will never forget the final comments before our request was voted on - the Chair of the Board said that he thought what we wanted to do (having a guest home for my aging mother-in-law next to us on the same property) was exactly what you as a Board should be encouraging! It is a good thing when children can personally take care of their parents without having to burden the County with that task. Amen to that. So we were approved to build a second home, and we've done so.

Part of the requirements for us to be approved was that we agreed to never rent the guest home and that the property would not be divided, but remain as one entire property, but with two homes on it. We have abided by those stipulations and will continue to do so. Our property is ONE property, non-divided. 5 1/2 acres.

If the owners at 1825 Summit (which is visible to me from my windows as I write this) wanted to do something similar to what we did and add a second (guest) home to house an aging family member but let that family member still retain their own independence, we would be supporting the request without reservation. That's a plan that has worked VERY WELL for us and we appreciate to this day your vote to allow us to do so.

In looking at the criteria you need to consider in approving or denying the request made to rezone by the owners at 1825 Summit, we would submit these comments:

1. The request is not in conformance or consistency with the County's Master Plan for this area.
2. There has been no material change in the area since the date of the current zoning. (All Overlook Estates homes remain on 5+ acre lots. Some have added outbuildings or guest homes as we have. Otherwise, nothing has changed.)
3. There was no error or oversight in the original zoning of 1825 Summit.
4. The zone change is not necessary for the general health, safety, or welfare of our community. (In fact, we believe approval of this request would have just the opposite effect.)

You will hear from many others in the area about concerns such as traffic, noise, water usage, displacement of wildlife, etc., and we agree with all those comments. But bottom line for us is that according to the guidelines you have about the justifiability of rezoning, the request currently in front of you does not appear to fall under any of the circumstances you are to consider in your decision.

Thanks for listening and for allowing input from others of us in the same sub-division and surrounding areas. We appreciate your thoughtful consideration to requests brought before you and have all confidence that you will make this decision with the same wisdom you've shown in the past.

Randy and Gwyn Petrick
14195 Silverton Road (guest home) and 14175 Silverton Road (main home)