

**Miranda Benson2**

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**From:** Lekishia Bellamy  
**Sent:** Wednesday, March 15, 2023 2:44 PM  
**To:** PCD Hearings  
**Subject:** FW: 1825 Summit Drive requested zoning change



Lekishia Bellamy  
Planner I  
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719.520.7943  
<https://planningdevelopment.elpasoco.com/>

To review all El Paso County projects in EDARP go to: <https://epcdevplanreview.com/>

To review the El Paso County Land Development Code (2022) go to:  
[https://library.municode.com/co/el\\_paso\\_county/codes/land\\_development\\_code](https://library.municode.com/co/el_paso_county/codes/land_development_code)

PERSONAL WORK SCHEDULE

Monday - Friday, 7:30 am to 4:00 pm

DEPARTMENT HOURS

Monday - Friday, 7:30 am to 4:30 pm

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**From:** Randy Petrick <yachtso@me.com>  
**Sent:** Tuesday, March 14, 2023 9:58 AM  
**To:** Justin Kilgore <JustinKilgore@elpasoco.com>; Kari Parsons <kari.parsons@elpasoco.com>; Ryan Howser <RyanHowser@elpasoco.com>; Kylie Bagley <KylieBagley@elpasoco.com>; Ashlyn Mathy <AshlynMathy2@elpasoco.com>; Christian Haas <ChristianHaas@elpasoco.com>; Lekishia Bellamy <LekishiaBellamy@elpasoco.com>; Cristel Madden2 <CristelMadden2@elpasoco.com>  
**Subject:** Re: 1825 Summit Drive requested zoning change

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Thanks, Justin. It's sometimes very confusing how the system works to those of us not directly in it. I appreciate the link and your help getting the message where it actually needed to go.

Randy Petrick

On Mar 13, 2023, at 11:29 PM, Randy Petrick <[yachtso@me.com](mailto:yachtso@me.com)> wrote:

3-13-2023

To: El Paso County Planning - Voting Authority

My wife and I are property owners (14195 Silverton Road) directly diagonal to the Northeast of the property you are considering for a zoning change (1825 Summit Drive). Our property is also in the Overlook Estates (the same group that the Summit Drive property belongs to). We are reaching out to all of you to express our **OPPOSITION to the requested zoning change** for the Summit Drive property. We do appreciate the recent letter that came to us alerting us to the request that has been presented to you. It is important to have community feedback on issues that can potentially impact large numbers of surrounding neighbors and neighborhoods and we appreciate the chance to give feedback on this matter.

Some of you may have actually been involved in a decision two years ago or so involving our property at 14195 Silverton Road in which we requested a variance to allow us to build a second home on our property as a “guest home” - but to consider the home that already existed on our property as the guest home and to build our primary home as the second home on the property (an order generally opposite to normal requests). We also asked for a variance to allow the guest home to be slightly larger than what was at the time the generally accepted square footage for a guest home. Our goal was to allow my wife’s mother to live in the guest home while we live in the main home right next to her where we can easily care for her as she ages. Our request was approved as our motive was honorable and our request honored the intent of the original covenants for Overlook Estates which were established many years ago.

As a requisite to our approval, we were asked to agree not to ever rent the guest home - a request we readily agreed to as we don’t ever intend to use the guest home for other than family members. I’m happy to report that my mother-in-law is very happily occupying 14195 Silverton while my wife and I are right next door in 14175 Silverton where we can easily care for her as necessary. At mom’s current age of 87, we are blessed to be able to house her in a home that allows her to be independent but yet have us nearby if she needs us.

All that to say, as another owner in the Overlook Estates, we were VERY careful to abide by the intent of the Overlook Estates covenants, part of which is to have 5 acre or so properties with accessory outbuildings or guest homes secondary to the main homes. Our covenants make NO PROVISION for subdividing any of the properties into smaller 2.5 acre lots, a decision which we believe was very forward thinking on the part of the original residents. We enjoy an exceptional quality of life with quite appropriate levels of traffic, appropriate demands on the water system our wells draw from, and freedom enough via the covenants to meet different family needs while maintaining the overarching covenants that keep our area’s quality of life above average.

If the request from 1825 Summit is approved, we believe you will get a near immediate flurry of additional requests by other area owners to do the same thing. (We might be one of them, as sub-dividing our property would allow us to have our main home and our guest home each on a separate property, and would allow us to rent or sell the guest home if we wished to. We **don’t** really wish to, but you would certainly be putting high temptation in front of us!)

Approving this requested zoning change would definitely be opening the door for MANY of the homeowners in the surrounding areas to also subdivide - an action which might enrich some owners financially, but would seriously degrade the quality of life for all of us as well - with increased traffic, increased demands on the water system that feeds our wells, increased noise, additional displacement of local wildlife, and generally voiding the long-established covenants that brought most of us to this area to begin with. In our humble opinion, that is NOT a good trade-off.

**We have faith that as a group, you will all make the proper decision in this matter - that is, to deny the request for re-zoning.** We saw first-hand the quality of thought and discussion you all had in our personal matter, and trust you will use that same wisdom to make this decision which will allow our neighborhood quality of life to remain as exceptional as it currently is.

Thanks very much for allowing us to express our thoughts with you! As prior participants in your process, we are true believers in what you do and in your ability to make decisions which consider and benefit individual property owners while preserving the covenants and lifestyles of our existing communities. You are doing important work, and we appreciate you.

Randy and Gwyn Petrick  
Owners of 14175 Silverton Road and guest home of 14195 Silverton Road