



201 E. Las Animas Street Ste 111
Colorado Springs, CO 80903
(719) 635-0880 FAX (719) 694-2088
www.lgastudios.com
dawns@lgastudios.com

Letter of Intent

El Paso County Planning:

LGA Studios as the Owners' Representatives, are respectfully requesting a special use permit for permanent (long term) occupancy of a detached unit on the property at 14370 Aiken Ride View in compliance with the Accessory Living Quarters Compliance Affidavit. The property is zoned RR5 and has 38.73 acres. The homeowners, Scott and LuAnn Weimer have aging parents that are needing some assistance but can still function on their own. The owners want to be able to provide a safe, and family orientated living situation for their parents. Plus, the design as a separate unit allows the aging parent a measure of privacy and respect.

The new detached unit is 1408 sf (less than 1500sf max allowed), and has a height of 19'-5.5" (less than the max height of the main residence). In addition, the plans have been designed to meet all requirements and criteria of the El Paso County Code. There will be no separate meters and it will be occupied by family members, specifically the aging parents

- The special use is consistent with the applicable Southwest Highway 115 Comprehensive Plan. No new wells will be necessary from water usage. The new structure has 1 bedroom and 2 occupants. The existing home has been remodeled eliminating one bedroom to a single suite, therefore septic and water usage has not changed. The rural character of the land use is maintained as the addition is the same character as the existing residence. Given that homes on larger 35 acre tracts are larger in scale, the original home was a smaller drive-under home and the addition will be in the same style as the original home as a one story structure. The overall massing is in character with adjacent homes. Occupancy with the current home remodel and proposed addition makes the total occupants by bedroom count the same and keeps the amount of drivers consistent with a driver count and thus consistent with the Master Plan.
- The new detached unit has been designed to blend with the house in style and character. This is done by matching the existing home's design, building materials and look. The new unit has also been placed near the existing home to help achieve a look of unity and to provide availability for the homeowners to be

nearby when they are urgently needed and can provide assistance at a moments notice. This matches the surrounding properties in the area which also have more than one structure on their individual properties. In addition, this will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area. It does not change any existing land uses, requirements, or codes. In general, it makes the property more attractive as it matches nearby properties having more than one structure on their land.

- The impact of the special use does not overburden or exceed the capacity of public facilities and services. The new addition is a one bedroom one and half bath addition being added to an existing 3 bedroom, 3-1/2 bath home. The existing septic has already been sized for an additional bedroom. And the existing cistern is already quite large as well. It is not out of line for today's homes to be 4 bedrooms. In addition, this use is intended for an elderly set of parents who will not be overusing any existing utilities, public facilities or services. Because of their age they will not be causing any additional burdens on the services.
- The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access. The addition is for the use of elderly parents who will be spending more time at home than venturing out. Most homes today have multiple vehicles already. But as elderly parents the homeowners will be taking care of the parents.
- The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution. It has been submitted to the building department and has meet all current codes in order to gain approval through various departments. In addition, for county zoning approval the plans have been kept to a square footage of 1408, below the maximum of 1500sf. It has also been designed to be only 19' 5 1/2" tall which is less high than the existing structure at 29'-2" but also below the required 30'-0" max height. The new addition will tie into the existing homes facilities and not cause additional services be brought into the lot. There will be no separate meters as all utilities will tie into existing house.
- The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County. It is an addition of 1408 sf built of traditional materials. It is similar to the existing surrounding homes which have had no issues with public health, safety or welfare. No exceptional uses for the space are planned. Elderly parents will be living in the space so all precautions will be taken for health safety and welfare. Per zoning code, if the familial status goes away the unit would be converted into an allowable use.
- The special use will conform to all other applicable County rules, regulations or ordinances. The plan has been through county zoning once already in order to determine that all codes are being addressed and followed. The special use is

strictly for elderly parents living in a small but comfortable and safe location to be near their children and grandchildren. It meets county codes, regulations, and ordinances

The intent of this addition is to provide a safe and comfortable living arrangement that allows for dignity and respect of living life to the fullest for the homeowners' aging parents. With today's health concerns due to things like the covid-19 more people want to be near loved ones and extended families are joining forces to be able to live together and support each other. The addition has been designed to match the main house in style, color, and character. It will stay in harmony with the character of the neighborhood and be compatible with the surrounding areas. The addition for the parents will not cause additional loads on any of the existing or future facilities or services, nor will they add any unmitigated traffic congestion, nor cause any undo health safety or welfare issues. The building of this addition will meet all applicable codes and requirements at all levels.