

Drew & Tarah MacAlmon
719-304-1340
drewmacalmon@gmail.com
11210 S. Holmes Rd. Colorado Springs, CO 80908
Tax Schedule Number - 6224000026
Zoning: RR5
Letter of Intent

This letter of intent is to request a variance of rental use of our existing accessory structure in Black Forest, Co, where rental or leasing is not allowed. We would like to use the two bedrooms in the existing structure for short term rental use. The structure was completed in 2019, and no additional phases will take place. The proposed short term rental would be limited to five guests, and one vehicle, and be used on a part time basis. Activities in this structure would be monitored closely, with each guest agreeing to an extensive list of house rules. Included in these rules are no parties, no smoking, no outdoor wood fires, quiet hours 9PM-8AM, no pets or animals, no drug use including marijuana. We live full time in our residence, adjacent to the accessory structure, which would allow for us to keep a close eye on all activities. Our intent for the short term rental is to offer a clean, well-ordered, peaceful place to enjoy Black Forest. A short term rental use would be a low impact way to provide for our family, while helping to address the rising cost of living and property taxes. For us, the forest is a very special place, and sharing that beauty and peace with others is something we would love to help facilitate.

We anticipate no negative impacts to our community or property. We believe the existing structure, if used as a Short Term Rental, would not present difficulties or undue hardship. The accessory structure is harmonious with the character of our community, nestled quietly into the trees, dark in exterior and does little to stand out visually or spatially. The structure is not detrimental to any future development, and poses no risk to the health, safety or welfare of inhabitants of the area and county. When the accessory structure was built in 2018, it met all air, water, odor and noise standards established by County, State or federal regulations during construction and remains in compliance since completion of the project in 2019. We are not aware of the completed accessory structure negatively impacting wildlife or wetlands.

There will be no adverse impact to downstream properties or existing stormwater runoff patterns since there is no new construction proposed.

All off site impacts have been addressed, as there are none to the best of our knowledge.

The rental structure will use the existing driveway on S. Holmes Rd.

We believe no traffic impact study is required, because all of the criteria are satisfied. Vehicular traffic: (1) Average Daily vehicle trips to the accessory structure are below 4 typically, and that's only when the structure would be rented. (2) Our driveway does not come into contact with any major or minor roadway intersections or highways. (3) The occasional increase in vehicular trips, is typically less than 4. (4) The type of traffic is limited to passenger vehicles, therefore no commercial vehicles or trucks are negatively impacting the traffic to the property. (5) The LOS will be maintained as it currently is. (6) S. Holmes is very low traffic, and in our 7 years occupying this property, we have never seen an accident or safety issues. (7) There is no state highway near our property.

Pedestrian traffic: There will be no pedestrian traffic as a result of this requested land use.

Bicycle traffic: As a gravel road, bike traffic is very limited on S. Holmes Rd, and we don't see any increase in bicycle traffic to the adjacent roads.

With a maximum of 5 people and 1 car, there is ample parking, minimal traffic circulation, open spaces on our property remain untouched, and fencing around our property remains in tact, as does landscaping.

Sewer, water, storm water drainage, fire protection, police protection, and roads will be available and adequate to serve the needs of the short term rental of use as designated and proposed

Sincerely,

Drew & Tarah MacAlmon