

Owner:**July 7, 2025**

Brian and Julie Mulloy

Brian Mulloy: 719-238-0325 (Mobile); Mulloyb@hotmail.com

Julie Mulloy: 719-425-7762 (Mobile); juliethode@gmail.com

Special Use Permit Applicant:

Bryan A. Fujimoto

General Contractor, Mach 1 Homes, LLC

719-400-8162; bryan@mach1homes.com

Property:

475 Congressional Drive, Monument, CO 80132

Schedule #7112401027

Zoning: RS-20000

To whom it may concern,

The proposed accessory living quarters will be constructed so as the exterior appearance will be that of a single family dwelling and will comply with the applicable requirements of the Land Development Code as detailed below. The use of the accessory living quarters will be limited to non-paying guests and visitors and the immediate family members of the Mulloy family and the proposed uses as detailed below also complies with the definition of the proposed use and any applicable use specific standards within the Land Development Code.

Criteria for Approval in Chapter 5 of the Land Development Code:

5.2.1 Accessory Living Quarters:

- (A) The proposed accessory living quarters is the only one planned for this lot, once built another accessory living quarters would not fit on the property.
- (B) It will be a garage with living space and it will be attached to the principal structure.
- (C) If the special use permit is approved an affidavit signed by the owner will be filed for recording with the Clerk and Recorder acknowledging that the accessory living quarters may not be leased or rented.
- (D) The accessory living quarters will include 1015 square feet of habitable floor area which is less than the maximum allowed 1500 square feet and less than the total square footage of the primary residence.
- (E) All electric, gas, central sewer and water services to the accessory living quarters will be interconnected to and indistinguishable from that of the principal dwelling and will not have separate meters, service lines or billings.
- (F) The accessory living quarters will be utilized for both temporary occupancy of non-paying guests and visitors and permanent occupancy of immediate family members.
- (G) If approved for special use, the accessory living quarters will be periodically utilized for permanent occupancy by immediate family members. Children of the owners returning from college for the summer and potentially by an elderly parent of the owners in the future. The exterior appearance of the accessory living quarters will be that of an architecturally integrated

single family dwelling unit. Although the accessory living quarters will be attached to the principal dwelling it **WILL NOT** have the ability to access the main dwelling unit through interior connections. The main dwelling unit being a split-level home and the existing of a large wood burning masonry fireplace and chimney on that side of the main dwelling unit, make it very difficult to construct the accessory living quarters, as a garage with living space, with the ability to access the main dwelling through interior connections.

(H) N/A for this accessory living quarters

5.2.2 Accessory Use and Structure Standards General:

- (A) The proposed accessory living quarters will conform to the development standards of the zoning district, the area of the accessory structure will be included in the lot coverage calculation.
- (B) The accessory living quarters will not be used for the allowed uses or special use listed in Table 5-1.
- (C) N/A for this accessory living quarters.
- (D) N/A for this accessory living quarters.
- (E) If the special use permit is approved for this accessory living quarters a building permit will be obtained and construction of the accessory living quarters will comply with the Building Code.
- (F) The principal structure does already exist.
- (G) The accessory living quarters planned location does meet the setbacks shown in Tables 5-4 and 5-5 and will not be located withing any easement.
- (H) The use of the accessory living quarters will meet all applicable development standards in Chapter 5 and Chapter 6.
- (I) N/A for this accessory living quarters.
- (J) N/A for this accessory living quarters.
- (K) The building footprint of the accessory living quarters will be 1592 square feet which will not exceed the 2981 square feet building footprint of the principal structure.
- (L) N/A for this accessory living quarters.

There is no applicable overlay zoning associated with this lot and its proposed use is consistent with the El Paso County Master Plan being that the lot is located within the Suburban Residential Placetype. The proposed driveway of the accessory living quarters is accessed from the existing home's driveway, not Congressional Drive, and the additional garage spaces will not result in an increase in vehicles used by the Mulloy family, they simply will have covered spaces to park their existing vehicles. Therefore, there will be no appreciable increase in traffic generation as a result of the accessory living quarters.

In conclusion, the proposed attached accessory living quarters complies with all applicable requirements of the Land Development Code and the entire home will have the appearance of a single family home and be used as one, it just simply will not be connected to the main dwelling unit via interior spaces.

Sincerely,

Bryan A. Fujimoto
Bryan A. Fujimoto
Mach 1 Homes, LLC