

## Letter of Intent

ADR 198

Owner: James Thomas  
8072 Tompkins Rd.  
Peyton, CO 80831  
(719) 661-9322

Applicant: James Thomas  
8072 Tompkins Rd.  
Peyton, CO 80831  
(719) 661-9322

Site Address: 8072 Tompkins Rd, Peyton, CO 80831  
Lot Size: 1.01 acre  
Zoned: RR 0.5

The amount of storage/workspace required in the accessory building, 2560 sq/ft, exceeds the footprint of the residence itself, 2138 sq/ft. Therefore, Administrative Relief to build a Residential Accessory Building up to 20% larger than the footprint of the residence itself allows the storage/workspace requirement to be met by the construction of one accessory building on the property instead of multiple smaller accessory buildings. Requesting Administrative Relief for an additional 422 sq/ft will provide the length and width required within the building allowing for vehicles and trailers to be connected while stored. Having to disconnect the vehicles and store them outside will not provide the security I'm seeking with the accessory building. This will also allow for an area to service my vehicles within the building, as well. If this is approved it will allow me to do everything within one building on the property reducing construction cost, property obstruction and clutter.

Granting of the administrative relief will not result in an adverse impact on surrounding properties. The building roof color, siding and trim will match the existing residence on the property.

This is a garage and therefore will not increase the number of dwellings on the property.

Existing facilities on the property include the residence with attached garage, a deck and small storage shed. There are currently no other facilities on the property. I propose to build one accessory building on the north side of the lot. This will not affect any current structures, utilities, fences or roads.

No additional waivers should be required outside of the Administrative Relief.

Thank you for your time and consideration.

Sincerely,

James Thomas