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Pg 1 of 2, 01/23/2019 at 09:28:55 AM  
Janice K. Vos Caudill, Pitkin County, CO

**ADMINISTRATIVE DECISION OF THE PITKIN COUNTY, COLORADO, COMMUNITY DEVELOPMENT DIRECTOR GRANTING SPECIAL REVIEW APPROVAL FOR AN ATTACHED CARETAKER DWELLING UNIT**

Administrative Decision No. 11 - 2019

**RECITALS**

1. Glenda Summers (hereafter referred to as the "Applicant") has applied to the Community Development Director of Pitkin County, Colorado ("Director") for Special Review approval and GMQS exemption for an existing Caretaker Dwelling Unit ("CDU") attached to the single-family residence, pursuant to Secs. 2-30-30(h)(2), 4-30-50(e) and 6-30-40(c) of the Land Use Code ("Code").
2. The Lot is located at 0088 Holland Hills Road. Legal Description: Lot 16, Holland Hills of Basalt Subdivision. PID#: 2467-201-01-001.
3. The parcel is approximately 1.2 acres, is in the AR-10 zone district, and is non-conforming in size.
4. The Lot is developed with a single-family residence. The residence has an existing apartment on the ground floor that is approximately 965 square feet in size.
5. The parcel was legally created in 1970 as part of the Board approved Holland Hills at Basalt Subdivision.
6. The Director finds that the CDU complies with the special review and GMQS exemption provisions of the Code.
7. The Housing Office, Environmental Health and the Holland Hills Metro District were referred on the application. The Housing Office recommends approval of the caretaker dwelling unit subject to compliance with Sec. 4-30-50(f) of the Code. The Holland Hills Metro District provided a letter approving of the CDU.
8. Public notice mailings were sent to property owners within 300' of the subject property on September 6, 2018 and a Public Notice sign was posted on September 21, 2018. No objections were received within 30 days.

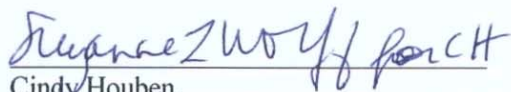
**THE DIRECTOR DOES HEREBY APPROVE** the Summers Caretaker Dwelling Unit, subject to the following conditions, which shall run with the land and be binding on all successors in interest:

1. Within 90 days of this approval, the Applicant shall obtain and the Housing Office shall record a caretaker dwelling unit deed restriction. Actual floor plans of the unit shall be submitted to the Housing Office with the deed restriction.
2. Within 90 days of this approval, the Applicant shall submit a building permit for the Caretaker Dwelling Unit.

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3. At building permit submittal, the Applicant shall submit a letter of intent to serve the CDU with water from the Holland Hills Metro District.
4. The kitchen shall contain a minimum of a two burner stove with at least a 5 cubic foot oven that can bake and broil, sink of at least 14"W X 16"D X 5.25"H, and at least a 5.3 cubic foot refrigerator and 0.73 cubic foot freezer. Two off-street parking spaces shall be provided for the unit.
5. Prior to the issuance of a Certificate of Occupancy for the Caretaker Dwelling Unit, the Applicant shall provide a monitoring report to Pitkin County Environmental Health of the wastewater drywell while the ditch is not running, as well as a report for when the ditch is running. Upon review of the reports, and prior to issuance of a Certificate of Occupancy, Environmental Health may require an updated Onsite Wastewater Treatment permit be submitted to address the issue of water infiltration into the wastewater drywell.
6. The Housing Office may inspect the unit for compliance.
7. The floor area of the caretaker dwelling unit shall be included in the total allowed floor area for the lot.
8. The Applicant shall adhere to all material representations made in the application and shall consider those representations to be conditions of approval, unless amended by other conditions.

APPROVED by the Director, this 22<sup>nd</sup> day of January, 2019.

  
Cindy Houben,  
Community Development Director

PID# 246720101001  
P067-18