

June 24, 2024

City of Aurora Planning and Development Services
15151 E Alameda Parkway Aurora, CO 80012

Subject: Property at 2095 Oswego Street, Aurora, CO 80010 - Letter of Introduction & Explanation for ADU Plans

Dear Planning and Development Services,

I am writing to introduce myself and provide an explanation regarding my plans to construct an Accessory Dwelling Unit (ADU) at 2095 Oswego Street in Aurora. My family has been part of the Aurora community since 1972, and I have deep roots here, having attended Elkhart, East, and Hinkley High Schools. After 38 years with a large delivery company, I retired in 2018. Since 2001, I have owned a nearby triplex and now seek to build this ADU to accommodate my parents.

Regarding the project's compatibility with abutting properties, the ADU will be positioned adjacent to the existing garage, set lower than the primary structure, and facing E 22nd Ave. A six-foot privacy fence will enhance privacy for neighbors, and a dedicated parking spot accessible from the alley will serve the ADU, maintaining aesthetic harmony with the main dwelling.

The proposed use will preserve the predominant character of the neighborhood by adhering to setback requirements and architectural styles typical of adjacent corner lots facing E 22nd Ave.

In terms of traffic impact, ample street parking exists on E 22nd Ave, supplemented by an additional off-street parking space accessible from the alley, ensuring minimal strain on existing parking infrastructure.

Regarding infrastructure, the ADU will integrate seamlessly with existing water and sewer systems on the property. We plan to implement solar panels for sustainable energy, minimizing external infrastructure needs while maintaining aesthetic cohesion with the existing property.

Should additional information be required for the permitting process, I am prepared to provide supplemental documents promptly. I look forward to collaborating with the City of Aurora on this project.

Sincerely,



Kevin Elliott

2095 Oswego Street Aurora, CO 80010