

2/2/2021

LETTER OF JUSTIFICATION

ARGONNE RESIDENCES

1511, 1521, 1531, 1541 ARGONNE ST

AURORA, CO 80011

To Whom it May Concern:

My name is Brian Martin, and I am the principal architect of Studio Slate Architecture, acting as the agent on behalf of Israel and Lucy Orozco. Israel and Lucy are currently residents of Aurora, CO, and they plan to remain within Aurora for the foreseeable future. They purchased the 4 lots located at 1511, 1521, 1531, and 1541 from the owner with the understanding that these lots were build-ready, so this Site Plan Modification process has been a surprise to both of them since deciding to being the design process. They were actually unaware of the Carlton Estates Vested Site Plan at the time of their purchase as well, but they will abide by all previously approved criteria, with the exception of the architecture of the 4 houses.

The plan with these lots is to build four single-family residences, each one story over a basement, off the private drive to the west side of Argonne St. Each house will have a nearly identical floorplan (2 of which will be mirrors of the others) but the exterior architecture will create 2 very different appearances. These houses will be built over a course of three years from the time the initial building permit is approved, and the owner’s plan is to maintain possession of all four residences, residing in one while renting the other three. They will be creating a new HOA to maintain all common improvements on and between their 4 lots, including the gated entry, noise barriers, utilities, and privacy fences, among other items. Our hope is to maintain as much of the existing infrastructure and improvements that were constructed concurrently with the other lots within Carlton Estates, but we know that there will be improvements required.

We look forward to working through this design process with you and your peers.

Sincerely,

Brian Martin

Architect

Studio Slate

404.693.1247