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November 19, 2024

Peyton Heitzman
Planner
Town of Eagle
PO Box 609
Eagle, CO 81631

Re: 220 East Sixth Street

Dear Peyton,

In association with our Annexation Application, we are submitting a Zone Change Application to rezone this property located at 220 East Sixth Street currently within the Resource Zone District of Eagle County to the Old Town Residential District within the Town of Eagle. See context map and Town of Eagle Zoning Map attached.

This zoning application complies with the Future Land Use Plan's designation of this property as part of the Downtown Neighborhood Character Area. The Old Town Residential Zone District is listed as one of the appropriate zone districts within this Character Area. The neighborhood on the North Side of East Sixth Street is located within this Zone District as is the Mayer Addition located on the west side of the Library.

This application complies with Goal #1 and Goal #2-5 of the Comprehensive Plan. Goal #1 is to "Promote a wide range of attainable housing opportunities for young adults, families, and aging residents ..." This application is for multi-generational housing in that it provides an immediate opportunity for the owner to provide a homesite for their daughter. In a Phase Two subdivision application additional housing opportunities will be provided on the larger parcel for smaller lot

development in keeping with the surrounding neighborhood. Goal 2-5 of the Comprehensive Plan is "to maintain and improve the appearance of Eagle by establishing and reinforcing the Town's identity and sense of place." This rezoning application will allow for the reconfiguration of the smaller parcel to accommodate the construction of a new single-family home. It will result in the demolition of the existing dilapidated structure which will improve the appearance of this neighborhood within the Town.

Please see the following Exhibits that relate to this Zone Change Application

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| Exhibit 1 | Proof of Ownership |
| Exhibit 2 | Site Plan |
| Exhibit 3 | Petition Requesting Zone Change |
| Exhibit 4 | Names and Addresses of owners of adjacent property (250 ft) |

A \$1,500 Annexation/Zoning Application Fee is included in this letter. An additional 20% Deposit for Pass Through Estimated Costs will be forwarded upon notification of the amount.

Looking forward to working with you on this small infill development application.

Sincerely,



Thomas M. Boni