

Anthony Harper
8139 Glory Dr.
Colorado Springs, CO 80924
License # 1757052

To Whom It May Concern,

Black Forest Montessori's Colorado State license number is 1757052 with an effective license date of 08/16/2021. We are open from 8:00am-6:00pm Monday to Friday. Closed Saturday and Sunday.

We are requesting an increase in capacity for our home daycare "Black Forest Montessori" from 8 to 12 children. Families in Colorado Springs are having an extremely difficult time finding childcare in the area. We currently have a waiting list of more than 70 children. Three families on our waiting list are neighbors in our neighborhood. We would hire an additional part time and/or full time employee to assist with this increased responsibility.

We are open from 8:00am-6:00pm Monday to Friday to accommodate most families' work schedules. The children play outside between 10:45am-11:30am and 3:15pm-3:45pm. These times are mid day so as to not disturb our neighbors.

The surrounding neighborhood home values have only continued to increase with the opening of our home daycare last year. If approved, we do not expect four more children in our daycare would impact home values. Our home's value has increased over \$200,000 in the last two years.

Our home daycare has and will continue to promote public health and safety by providing a clean, safe, and supervised space for children to learn and play while away from their family. Single parent households need help with managing their work schedule and childcare needs. Allowing more families in our care could potentially help those struggling families.

The flow of traffic in our neighborhood is very low. Pick up times are staggered from 8am-9am. Drop off times are staggered between 3:30pm-6pm. Pick up and/or drop off can be completed easily under 5 mins. We have two vehicles. One will be in the garage and the other in the driveway. We have one remaining parking spot in our driveway for guests. Parking two vehicles in our driveway will not block the sidewalk. No blocking of the public sidewalk will be permitted. There is one more additional guest parking spot available in front of our house for street parking. Additional street parking is available on both sides along Glory Dr. Four more families picking up and/or dropping off will not cause any congestion on our street.

We expect to hire one part/full time employee, if large home daycare is approved. Employee will utilize street parking off site. No parking spot will block the sidewalk.

The daycare utilizes the loft area on the second floor, the living room/family room, and the dining room for children. Per State Code 7.707.921(A) we provide 850 sq ft of indoor space for the children. This exceeds the 420 sq ft required indoor space. Per State Code 7.707.731(A) we provide 1460 sq ft of usable outdoor play space. This exceeds the 900 sq ft required for usable outdoor play space. Child friendly and safe restrooms are available on each floor. Basement will not be used for the daycare.

The HOA has been contacted regarding the proposed large daycare at this location. The HOA was also informed prior to us opening Black Forest Montessori in 2021 that we would be operating a home daycare.

The conditional use is consistent with the Comprehensive Plan for the City. Black Forest Montessori will make no unlawful architectural changes to our home.

Respectfully,

Anthony Harper