

James B. and Jennifer A. Lucas
16990 Cherry Crossing Drive
Colorado Springs, CO 80921
(719)246-0774
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Letter of Intent for a Detached Garage

June 16, 2026

To The Board of Variance:

We (James B. and Jennifer A. Lucas, owners) are respectfully submitting a request for a side setback variance for 16990 Cherry Crossing Dr, Colorado Springs, CO 80921, zoned PUD to build a detached garage. Below is the Letter of Intent answering all questions put forth in the Board of Adjustment Checklist Packet I received from Lacy Dean, Associate Planner of Planning and Community Development for El Paso County.

I have personally met with all our neighbors based on the El Paso County “notification of neighbors diagram” to share the proposed detached garage plan with the side setback variance all have endorsed the plan. I have also personally met with the Cherry Creek Crossing POA Design Review Committee, and they too endorse the side setback variance. I explained to my neighbors and the Cherry Creek Crossing POA that I will go in front of the Board of Adjustment to discuss the proposed side setback variance and the Board will decide to approve or deny the request. (Attachments – Neighbors endorsement signatures, Cherry Creek Crossing POA approval email, Overhead photo of proposed detached garage shared with neighbors and Cherry Creek Crossing POA Design Review Committee)

Letter of Intent:

Owner Name: James B. and Jennifer A. Lucas, email: jblucas9394@gmail.com Contact Phone: 719-246-0774,

Applicant: Same as above

Property Address: 16990 Cherry Crossing Drive, Colorado Springs, CO 80921

Property Tax Schedule Number: R6122008022

Current Zoning of Property: PUD

The PUD requirement is 35 ft side setbacks. We are requesting a side setback from 35 ft to 10 ft side setback for the detached garage in one specific location of our property and the rest of the side setback would remain at 35 feet.

The reason for the request for a side setback variance for a detached garage is the shape of the lot combined with all setbacks, topography, utilities lines and septic and leach field all play into location for a detached garage which limits placement of the garage. The most level area of our lot is where the requested placement of the garage with the side set back variance. There is a rapid decent in topography combined with natural drainage does not lend itself for an alternative location of a detached garage.

The placement of the house on the property combined with setbacks, utilities, topography has created a hardship to build a detached garage in a practical spot on property within the confines of the current PUD requirements.

The burden of trying to place a detached garage on a different area of the property is prohibitive because of the topography, septic and leaching field, utilities, front easements.

Some other unique or equitable consideration compels that strict compliance not be required.

The requested dimensional variance is justified under the review criteria that some other unique or equitable consideration compels that strict compliance not be required. In this case, the configuration of existing home and site layout creates practical limitations on where a detached garage can be reasonably constructed. Specifically, the current placement of the house significantly restricts the available buildable areas towards the side and rear of the home because of topography and drainage, septic, and leach field and current setbacks. We do not want to build and place the detached garage over existing natural gas and water line with a full 35' side setback requirement and also impede ingress and egress with current attached garage into home.

The Cherry Creek Crossing Covenants require that vehicles are always garaged when not in use and vehicles will be parked in the garage and out of the elements protecting our vehicles.

Furthermore, the orientation of the driveway with the house and the steep drop-off in topography to the east and southeast constrain feasible placement options. As a result, compliance would force placement of detached garage in an impractical or incompatible position on the property. The proposed reduced side setback allows for cohesive and practical design that works with existing home and driveway configuration, thereby addressing these site-specific constraints while maintaining overall compatibility with the surrounding community.

The Variance provides only reasonably brief, temporary relief; or:

The proposed variance is for a permanent structure; therefore, this criterion does not apply.

There will be no applicable zoning overlays

The detached garage will fit in the Cherry Creek Crossing HOA/POA. Many homes have detached garages on their property. The detached garage will be stucco and roofed in same colors as the main home to blend naturally with the community properties. There will not be any potential impacts to the neighborhood or surrounding area.

SITE PLAN – Attached with all requested information additional information below-

Location and height of all fences, walls, retaining walls or berms – non-applicable for this project – home has existing 3 split rail fence – 4' tall.

Traffic circulation on site including all points of ingress/egress on the property: We have one driveway that only can be used for ingress/egress – other driveways are prohibited in our community.

Location and dimensions of all existing and proposed signage – Non-Applicable

Location of ADA parking spaces, ramps, pathways, signs – Non-Applicable

Standard details of parking – Non-Applicable

Location and screening of all dumpsters and loading dock areas – Non-Applicable

Percent of open space, landscaping, and lot coverage – besides the house and proposed detached garage all areas are landscaped with trees, shrubs, and native grass.

Please include the following statements: Stormwater runoff from the proposed structure will not adversely impact neighboring or downstream properties.