

El Paso County

Letter of Intent For Administrative Relief: Lots 579J and 210D

10/28/2020

Owner/Applicant: Felix Gonzales
1095 Western Dr.
Colorado Springs, CO 80915

Location: The Springs Mobile Home Park, Colorado Springs, CO 80915

Size and Zoning: 107.8 Acres/ MHP CAD-O

To Whom it may concern,

We are seeking an Administrative Variance Relief, pursuant of (LDC Sec. 4.2.2 (D)(9)) for Lots (579J and 210D) at The Springs in Colorado Springs, CO 80915. We are asking for a 20% (4ft) Administrative relief for the 2 Lots specified. We would like the PCD Director to consider our position with 5.5.1 (B) *“The PCD Director may approve administrative relief to the requirements for lot area, front, side and rear setbacks, and height limitation. Administrative relief shall be for the purpose of relieving difficulties or hardships due to narrowness, shallowness, shape or topographic condition of a specific piece of property, or to provide limited flexibility to lot standards when it is determined that no substantial detriment to the public good nor harm to the general purpose and intent of this Code will be caused by the administrative relief granted”* in mind. We are requesting this with the belief that we meet the criteria to Grant Administrative Relief under 5.5 (D). Please see below for meeting the criteria:

- The strict application of the standard in question is unreasonable or unnecessary given the development proposal or the measures proposed by the applicant; or that the property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district;

The Springs is an older mobile home park, some of the sites are not large enough to meet the customer needs with the current setback requirement for these 2 Lots. Customer demands for a larger home and affordable housing costs has made fitting the current units unrealistic without asking for this 20% administrative relief for these 2 lots without asking for this relief. The relief we are requesting is on the rear of the homes and will not impact the neighboring home in any way. They will still have full usage of their property as it currently stands. This meets the standards of 5.5.1 (B) that there is “no substantial detriment to the public good or harm to the general purpose and intent of this Code will be caused by the administrative relief granted”. Furthermore, these are single wide units and the length of these home allows for a larger family unit to enjoy affordable housing in our community. Any single wide units that are shorter for these two lots would limit the number of bedrooms to two and would not be conducive to supporting a growing family structure.

- The intent of this Code and the specific regulation in question is preserved.

We are not requesting a Major Pad change at this time. We are only asking for administrative relief and a 20% variance on these 2 Lots. The private enjoyment of the adjacent properties will not be affected as there is still ample room for sheds, decks, and yard space for landscaping and enjoyment. This maintains the intent of the setback regulations to have private enjoyment and additional public infrastructure. The relief we are requesting is on the rear of the homes and will not impact the neighboring home in any way. They will still have full usage of their property as it currently stands.

- The granting of the administrative relief will not result in an adverse impact on surrounding properties; and
- The granting of the administrative relief will not allow an increase in the number of dwelling units on a parcel.

This administrative relief will not have an adverse impact on the surrounding properties, including but not limited to: water/utilities, landscaping, site, public infrastructure, road access, parking etc. It is important to note that the new homes will not encroach on the adjacent properties and confined to those lots alone. All utilities for each lot are designed for the patio side of the home and will not affect the homes location on the lot. We also provide the largest driveways of any park in El Paso County for our residents to enjoy. Also, we are not increasing the number of dwelling units on the parcel with this request.

We hope that with this request we meet the requirements of 5.5(D) to grant Administrative Relief of a 20% variance for the aforementioned lots.