

Please specify your request in this letter. Explain the regulation you are seeking relief from (LDC Sec. 4.2.2(D)(9)), specify which setback, and specify how much you're looking to encroach.

**El Paso County**

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

**September 8, 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

Previous communication had indicated that no modern units can fit on these lots, not just double wide units. Is this true, or is the issue simply because the people living in these units wish to have the larger units? If a modern single wide unit can fit, then this will not be sufficient justification.

To Whom it may concern,

We are trying to seek an Administrative Variance Relief for to Lots (579J and 210D) at The Springs in Colorado Springs, CO 80915. 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 requirements. When the lots were developed and platted, it was only done with a single wide home in mind. Customer demands for a larger home (doublewide) and affordable housing costs has made fitting some of the larger units unrealistic without asking for this 20% administrative relief on this occasion.*

- 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 Lots: This will preserve the code for the remaining platts on the property.*

- 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, road access, parking etc. 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.*

As with the other criteria, you need to explain how.

The intent of setback regulations is to facilitate the private enjoyment of property and to provide room for public infrastructure. Please explain how reducing the setback keeps with the intent of the setback regulations.