

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 9, 2020

Celina Alongi
7822 Hirshorn Point
Peyton, CO 80831

RE: BOA-20-003: 7822 Hirshorn

This is to inform you that the above-referenced request for approval of a dimensional variance for a rear yard setback of 6 feet where 10 feet is required for a single-family dwelling to legalize an attached pergola that was constructed without approval was approved at the Board of Adjustment meeting on December 9, 2020. The 3,195 square foot property is zoned PUD (Planned Unit Development) pursuant to the Courtyards at Woodmen West PUD and is located approximately 0.2 miles northwest of the intersection of the Woodmen Frontage Road and Quandary Road and is within Section 1, Township 13 South, Range 65 West of the 6th P.M. The subject property is located within the boundaries of the Falcon/Peyton Small Area Master Plan (2008).

Parcel No.: 53014-01-004

This approval is subject to the following:

CONDITIONS

1. The approval applies only to the plans as submitted. Any expansion or additions to the proposed pergola may require separate Board of Adjustment application(s) and approval(s) if the development requirements of the applicable zoning district cannot be met.
2. Approval of a site plan by the Planning and Community Development Department and issuance of a building permit from the Pikes Peak Regional Building Department are required to legalize the existing pergola.

3. Should the variance request be approved, the applicant will be required to supply El Paso County with letters of no objection from the utility holders prior to site plan approval.

NOTATIONS

1. Physical variances approved for a proposed structure (except for lot area variances) are valid only if a building permit and residential site plan are initiated within twelve (12) months of the date of the Board of Adjustment approval.
2. The PCD Director may require a survey, certified by a registered surveyor, licensed in the State of Colorado, depicting the improvement in relationship to the lot lines affected to demonstrate compliance with the approval of the variance.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,

A handwritten signature in cursive script that reads "Lindsay Darden".

Lindsay Darden, Planner II
BOA-20-003