

Letter of Intent

Owner name: Noble Hagen Family Trust

Phone number: 503-645-1425

Email: nobelcraft48@gmail.com

Property address: 5489 Haes Haven View, Colorado Springs CO, 80908

Property Tax schedule number: 61250-04-012

Current Zoning: RR-5

Introduction: The homeowner intends to do a home addition and remodel on the existing home. During the application process it was noted that the long existing metal shop is one foot over the 25 foot setback on the westerly side of the property. The metal shop is located at 24 feet and the setback is set at 25 feet resulting in the one foot variance.

Proposal: The application covered by this Letter of Intent includes a request for Administrative Relief of a 24 foot setback where a 25 foot setback is required.

Existing Facilities:

A house, metal shop, greenhouse and chicken house.

Justification: The intent of this Administrative Relief request is to clear up a setback requirement that was overlooked when previous owners developed the property several years ago.

In accordance with El Paso County, CO Land Development Code (L.D.C.) 5.5.1. (B) and(1) and Section (D) (1) the criterias have been met and will not infringe on the guides that are used to apply an Administrative Relief.

The intent of this Code and the specific regulation in question is preserved. The request is for an adjustment that falls well within the 20 percent requirement as stated in Administrative Relief 5.5.1 (B) (1). All other aspects of the Code will be adhered to. With the approval of this administrative relief, no subsequent requests are anticipated.

This request will not impact any adjacent neighbor's property in any way. The metal shop will not be touched for it is not part of this project.

Reason for Administrative Relief request:

1. The Administrative Relief approval will provide the necessary requirements for the homeowner to proceed with their project.

-
2. The Administrative Relief will clear up the setback requirement that was missed when the property was developed.