

**BOA-22-010
4355 Heizer St - Cascade
Detached Garage**

PCD File #

Owners: James and Alesia Jacobsen
4355 Heizer Street
Cascade, CO 80809
719-640-0617
4flat4s@gmail.com

Include

Letter of Intent

To whom it may concern, we the owners, James and Alesia Jacobsen, of the residence located at 4355 Heizer St. Cascade CO 80809, are requesting to replace our existing storage structure sized at 14' x 16' with a detached garage sized at 24' x 30'. The current state of our storage structure was constructed with the house in 1962 and has been severely neglected by previous owners and is past its useful life. Due to the condition of this existing structure, it is for the most part unusable and unsafe for storage.

Our intent is to remove this structure and construct a new useable, single-story garage, in the same location, for our vehicles and storage. All construction will follow all building codes and finished to match our home, including roof slope and style. This new garage structure would enable us to keep our vehicles safe during severe weather events, provide much needed storage area, and improve the aesthetics of our neighborhood.

As stated previously, the residence and storage structure were built in 1962 on a lot size of 0.28 acres. Two years ago, we purchased a portion of the adjacent property to increase our lot size to 0.35 acres. Current zoning is R-T (Residential Topographic). The current property boundaries include 100' along Heizer St. which is less than the minimum requirement by El Paso County for the construction of this structure and are requesting a dimensional variance. The applicable dimensional standards require 200' of frontage road boundary. Due to the shape of our property, it is not possible to achieve this minimum dimensional standard which creates practical difficulties and hardships on us as homeowners, to provide the necessary components of a home to accommodate our young family and subsequent storage needs.

will require a variance for lot size. 5 acre min.

The unincorporated community of Cascade is historic, with lot sizes that average 1/3 acres and typically irregularly shaped due to the topography of the landscape. There is currently no overlay zoning within this community. Due to the historic zoning lots, it is very difficult to make improvements on our properties while abiding by current zoning restrictions. Despite not meeting the minimum frontage road boundary standard of 200', the new proposed structure will be well within all setbacks and easements on our property, and clearly indicated within our site plan. In addition, this structure will not allow an increase in the number of dwelling units, or result in adverse impacts on surrounding properties. It would avoid unnecessary site disturbance as we are simply seeking to replace an existing structure that would not restrict the visibility of surrounding properties, thereby preserving the intent of this code.

Should this application be approved, the use will be consistent with the applicable Master Plan and will preserve the character of the neighborhood and be compatible with the existing land uses within the area. The overall impact will not overburden or exceed the capacity of public facilities and services. The use will not create unmitigated traffic congestion, and currently has adequate legal access. The use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution, and will not otherwise be detrimental to the public health, safety and welfare of the

Was this legally acquired and was the boundary adjusted via planning? This may require an additional application(S).

This requires a variance. Please list all of the variances being requested.

sign and date or remove

present or future residents of El Paso County, and conforms to all other applicable County rules, regulations or ordinances.

James C. Jacobsen _____ Date _____

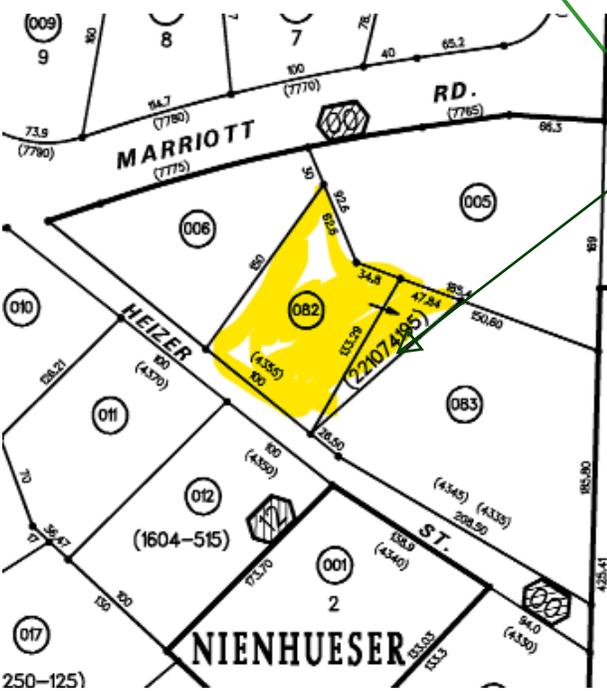
Alecia Jacobsen _____ Date _____

need a variance for

RT dimensional standards

indicate lot coverage and height in drawing and LOI

Zoning District	Maximum Density (DU/ac)	Minimum Lot Size		Minimum Setbacks Principal(Accessory),...			Maximum Lot Coverage	Maximum Height
		Area	Width (at front setback line)	Front	Rear	Side		
R-T		5 acres	200 ft	25 ft	25 (5) ft	25 ft 12	30%	30 ft



Need a variance for

Was this approved by planning?

need a variance for the proposed garage and maybe the existing house

Note: your letter should address the Criteria directly. You mostly did, but I would like to see it point for point so the BOA can easily decide.