

Owner: James C. Jacobsen
4355 Heizer Street
Cascade, Co. 80809
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August 30, 2022
BOA-22-010
Detached Garage

Letter of Intent

To whom it may concern, I, James C. Jacobsen, am the owner of the residence located at 4355 Heizer Street, Cascade, Colorado, and would like to request to replace the existing storage structure sized at 12' x 12' with a detached garage sized at 24' x 30'. The current state of our structure is in sub par condition and has been severely neglected by previous owners and is overdue for an update. Due to the condition of this structure, it is unusable and unsafe for storage of valuable things.

Our intent is to remove this structure and construct a new, useable, single story garage in the same location for our vehicles and storage needs. All construction will follow all building codes and be 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 and, and improve the aesthetics of our neighborhood.

Our home was built in 1962, the lot size has changed a number of times throughout the years, but when we bought it it had .28 acres. Two years ago, we went through the proper channels to legally purchase a portion of the adjacent lot to increase our lot size to .35 acres with a garage in mind. Total lot square footage is 15232, total square footage of existing building and proposed building will be 2276 covering 14.94% of the lot. Current zoning is R-T (Residential Topographic). the current property boundaries include 100 feet along Heizer Street, which is less

than the minimum requirements by El Paso County of 200 feet for the construction of this structure and are requesting a “Dimensional Variance”. The applicable dimensional standards require 5 Acres or 200 feet 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 owner to accommodate our young family and subsequent storage needs.

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. This requires a variance. There is no overlay zoning within this community. Also, due to the historic zoning lots, it is very difficult to make improvements on our properties while abiding by current zoning restrictions. That being said, we will also be asking for a variance to the side lot easement where 25 feet is required, but is only 18 feet, and the rear property line where the easement requires 25 feet, but is only 23 feet. In addition the structure will not allow an increase in number of dwelling units, or result in adverse impacts on the surrounding properties, thereby, preserving the intent of this code.

Should this request 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 or 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, and/or noise pollution, and will not be otherwise detrimental to public health, safety and/or welfare of the present or future residents of El Paso County, and conforms to all other other County rules, regulations or ordinances.

James Chadwick Jacobsen 8-30-2022