

BOA241

To: El Paso County Board of Adjustment

Subject: SETBACK, HARDSHIP VARIANCE APPEAL

Presented by Anthony Ray Smith (719)344-5004 email ccicoloradosprings@wecanfixthat.com and LaDawna Kay Smith (719)459-6911 email ladawnaksmith@gmail.com along with their contractor Bill from D & S Construction LTD (719) 492-7186 email bill64co@gmail.com representing the variance appeal to the Board of Adjustments on appeal for the Setback Hardship Variance Approval for the property at 6875 Juanita Street, Colorado Springs, CO 80908.

We respectfully come to the Board of Adjustments on appeal for a set back Hardship Variance Approval for our home at 6875 Juanita Street, Colorado Springs, CO 80908. We purchased our home April 26th, 2024 in hopes of making it our forever home. It is located in Brent Wood Country Club area which was established in the early 1900's where two men used hand tools to build a very narrow 8' road and small 400 sq ft cabins on ¼ acre lots. The road still remains a dirt road, not well maintained, very windy and varies in width throughout the development. The property up the road to the East (that butts up against our property) at 6909 Juanita is 10' from the property line and the next home down that road at 13385 Pine Drive is 12' from the property line. The narrow, steep lots of all three of these homes make it difficult to adhere to the 25' required easement for these properties.

Our property at 6875 Juanita Street would make it difficult to adhere to the 25' setback from the street. The steep slope of the property and the rain water runoff will need to be addressed, as noted on diagram. Room to properly landscape will make the water run away from our home. Without the proper amount of space, it would be difficult, especially on the South side of property to do this. The last 10'+ of the South side of property is a steep slope that is very hard to maintain and is really unusable space. We feel the 27' x 51' home is a good fit for this property as it is narrow home. The placement of the home on the property takes into account the septic placement as well as the existing rain runoff route.

Future plans for our property will include removing all debris (we are currently on our fourth 40' trash roll off) and all structures except the existing home. We hope to add a second story making it a total of 2754 sq ft two-bedroom home with a 10' front covered deck on the front of the upper story. Also, in the future we would like to permit and build a garage, approximately 27' x 38-40' to the East of our home, 25'+ from all property lines. We will move our portable chicken house and run to within our 25' setbacks after structures are removed. At this time, we are storing our tools and wood in them but will demolish them after we are able to build a garage to house those things.

We have also purchased the property at 13395 Black Forest Road (closed 05/14/2024) and that will be joined to our current property at 6875 Juanita Street making it a larger lot.

As a family, we are excited about this property being our long-term home and hope to make this property an asset to our community.

Thank you for your consideration!

Anthony and LaDawna Smith