

LETTER OF INTENT

Variance allowing setback of less than 100 feet

October 30, 2017

Owner/Applicant:

Carol Hibbert/Dale Parker

19407 Elliott View

Peyton, CO 80831

Site Information:

Location: 19407 Elliott View

Size: 35 Acres

Zone: RR5

Request and Justification:

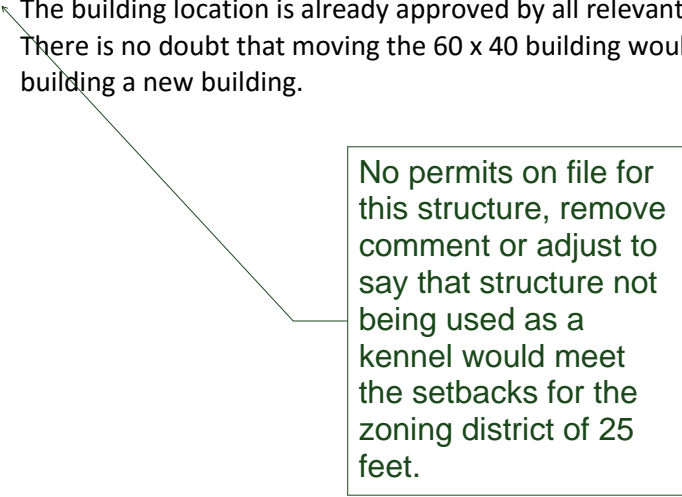
We are requesting that the building at 19407 Elliott View be allowed to remain in its current location with a less than 100 feet set back. The building is exactly 67ft from the property line on the east side.

1. The building was built in its current location in 2004, by Doug Faul the then said owner.
2. Carol Hibbert purchased the property and all buildings at 19407 Elliott View, Peyton, CO 80831, on November 7, 2012.
3. Our neighbor to the east has no problem with the building being used as a kennel or that is less than 100 feet from the property line. Leaving the 60 x 40 building where it sits now is not just a desire, moving it would create an extreme hardship if it could even be moved. We would have to excavate a new site, do soils testing, get another engineered foundation design, pull permits and build a new foundation. Then we have to find a moving company with the proper equipment to be able to move a 60 x 40 building.
4. Prior to the move we have to hire licensed professionals to disconnect and remove from the building all the utility lines, water, septic, propane and electric. Once the building was moved to its new foundation then the licensed plumbers, excavators and electricians would need to return to redo hookups at the relocated building. I can't even begin to estimate the cost of this much work. The cost would be prohibitive to say the least.

5. Building a new building would be more of a hardship and the cost would be prohibitive as well.

We believe that this setback variance be approved because.

- There is no harm to any adjacent property owner
- The building location is already approved by all relevant county agencies.
- There is no doubt that moving the 60 x 40 building would create extreme hardship as would building a new building.



No permits on file for this structure, remove comment or adjust to say that structure not being used as a kennel would meet the setbacks for the zoning district of 25 feet.