

Notification of Adjacent Property Owners

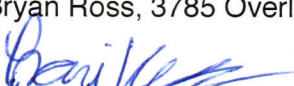

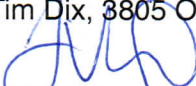
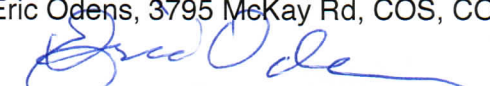
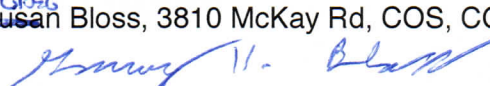
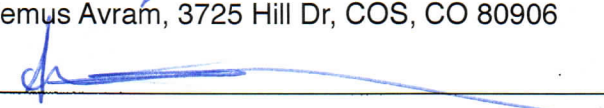
Name and Address of Petitioner(s): James and Amy Perry
 3780 Overlook Rd
 Colorado Springs, CO 80906

Telephone #'s: 719-238-8075

Description of Proposal:
 Demolish old carport, build new modern garage, with guest house on top, to be used for occasional visitors and family, no permanent residents. Seeking setback variance for topography of lot.

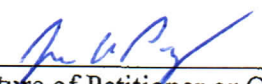
A list of adjacent property owners may be acquired from the County Assessor's office. If adjacent property owners cannot be reached in person, the applicant must send an Adjacent Property Owner Notification letter by certified mail and provide, as part of the submittal, a copy of the letter sent and a copy of each receipt.

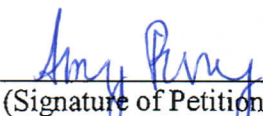
The undersigned, being an adjacent property owner, has read the above notification. I understand I may appear in person at the advertised public hearing to further express my comments.

Date	Owner (Yes or No)	Name (Signature) and Address	Comments
7-13-20	YES	Bryan Ross, 3785 Overlook Rd, COS, CO 80906 	HAND-DELIVERED
7/13/20	YES	Glen Sisk, 3795 Overlook Rd, COS, CO 80906 	HAND-DELIVERED
7/14/20	YES	Tim Dix, 3805 Overlook Rd, COS, CO 80906 	HAND-DELIVERED
7/15	YES	Eric Odens, 3795 McKay Rd, COS, CO 80906 	EMAILED / MET IN PERSON
7/13/20	YES	^{GRFC} Susan Bloss, 3810 McKay Rd, COS, CO 80906 	Owens 3775, 3790, 3810, and Unassigned McKay Rd HAND-DELIVERED
7/13/20	YES	Remus Avram, 3725 Hill Dr, COS, CO 80906 	Owens Overlook Lots B, C (also platted as 3765 Overlook Rd) HAND-DELIVERED

(For additional space, attach a separate sheet of paper)

Above are the signatures of the adjacent property owners who own the property described after their names or who are located as indicated (e.g. north of the subject property). I hereby acknowledge that the information provided within this notification is correct.

 date 7/16/2020
 (Signature of Petitioner or Owner)

 date 7/16/20
 (Signature of Petitioner or Owner)

SAMPLE

James and Amy Perry
3780 Overlook Rd
Colorado Springs, CO 80906
10 Jul 2020

Eric Odens
3795 McKay Rd
Colorado Springs, CO 80906

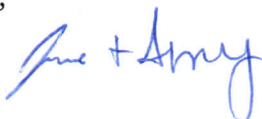
Re: Notice to Adjacent Property Owners

Dear Eric,

1. "This letter is being sent to you because James and Amy Perry (Applicants) are proposing a land use project in El Paso County at the referenced location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contacts in item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against, or expressing no opinion in writing or in person at the public hearing for this proposal."
2. For questions specific to this project, please contact:
James & Amy Perry
3780 Overlook Rd, Colorado Springs, CO 80906
719-238-8075
3. The site address for this proposal is 3780 Overlook Rd (parcel 7502204030), specifically the SE corner of the property. The overall property size is 0.45 acres, zoned A-5.
4. Applicants are requesting a setback variance to rebuild a garage (existing garage structure also encroaches within setbacks) and a reduction in minimum lot size (formally recognizing that lot is less than the minimum 5 acres required for the A-5 zoning district). Rationale: Challenging topography, steep terrain; no other suitable place for proposed garage and its guesthouse.
5. The subject property currently has a single-family residence, several legacy accessory structures including the old garage, and a short gravel driveway to Overlook Rd. Proposed rebuild entails a larger, modern 2-car garage in same location, built back into hillside, with addition of a small single-bedroom guesthouse above for occasional family visits and guests. Applicants will sign an affidavit with the County, covenanting not to rent out the guesthouse.
6. No waiver requests are contemplated as part of this proposal.
7. Please find the enclosed Vicinity Map, showing neighboring properties in relation to Applicant's.

Again, please don't hesitate to contact us with any questions or concerns. Thank you for your time!

Sincerely,



3780 Overlook
Parcel 7502204030

Adjacent Property Owner Notification, Neighbor Map

