

- Owner email
- applicant name, number, and email
- A discussion detailing the proposed dimensional variance request compared to the applicable dimensional standards of the Land Development Code

LETTER OF INTENT

Mercedes Rivas
El Paso County Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Project: 3780 Overlook Board of Adjustment for Setback Relief
Parcel: 7502204030

Dear Mercedes,

1. We live at 3780 Overlook Rd and are proposing a garage rebuild. The parcel is held in trust. We are the Applicants, and can be reached at this address or 719-238-8075. Our Consultant is Mr. Glenn R Brooke, who can be reached at PO Box 77162, Colorado Springs, CO 80970, or 719-637-0522.
2. The site address for this proposal is 3780 Overlook Rd (parcel 7502204030), and the location is the SE corner of the property. The overall property size is 0.45 acres, zoned A-5.
- 3a. This parcel and surrounding neighborhood exhibit extreme topographical conditions. Strict application of the physical requirements of the Code would create exceptional practical difficulties for construction, and constitute an exceptional and unique hardship upon the owner. In accordance with El Paso County LDC 5.5.2(2) we therefore request a physical variance from the 25' A-5 setback requirements specified in LDC Table 5-4, down to approx. 7'10" and 8'1" instead (holding current structure's setbacks).

Almost all of the parcel is steep hillside (30% grade or more), with much of it built on and terraced above Overlook Rd; access from McKay Rd is even less feasible. The current garage location represents the best compromise, being level with Overlook Rd and not impinging on any neighbors. The current dimensions are antiquated (16' x 18') and the walls deteriorating; a rebuild with modern dimensions (22' x 22') and new materials will improve both utility and safety for current and future homeowners, e.g., providing shelter from hail storms.

- 3b. The parcel was subdivided in 1911, and its size doesn't meet the 5 acre minimum for A-5 (LDC Chapter 5, Table 5-4). Acquisition of additional land is impractical, given fragmented ownership and built-out nature of neighborhood. We currently have a non-conforming lot (0.45 ac), and therefore request a reduction in minimum lot size as well.

state whether the garage attached or detached

4. The subject property is currently bounded by Overlook Rd to the North and East, and McKay Rd to the Southwest. It currently has a single-family residence, several legacy accessory structures including the old garage, and a short gravel driveway to Overlook Rd. The proposed rebuild entails a modestly larger, modern 2-car garage in the same location, built back into hillside, with the addition of a small single-bedroom, LDC 5.1.29-compliant guesthouse (ALQ) above for hosting occasional family visits. There will be no permanent habitation. Applicants would further covenant not to rent out the guesthouse. The total, above-garage ALQ is contemplated at ~700 sq ft.

state how far you want to be from the property line and state whether it is the side, front, or rear property line. please also explain what you are wanting to build (attached or detached garage or home addition)

5. We do not contemplate any waiver requests at this time.

Thank you so much for your help, and we look forward to working with you.
Sincerely,

James + Amy

address as many of the criteria below for such requests:
-The strict application of the standard is not reasonable or unnecessary given the development proposal or the measures proposed by the applicant; or that the property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district;
• The intent of this Code and the specific regulation in question is preserved;
• The granting of the administrative relief will not result in an adverse impact on surrounding
• The granting of the administrative relief will not allow an increase in the number of dwelling units on a parcel.
- The granting of administrative relief would help minimize grading and reduce vegetation removal;
• The granting of administrative relief would avoid unnecessary site disturbance or minimize grading;
• The granting of administrative relief would allow the proposed building location and existing vegetation on the site to restrict visibility of the additional height from a distance, from the road or from downhill properties; and
• The granting of administrative relief would allow for building design such as split pads, stepped footings, below grade rooms and roof forms pitched to follow the slope.

James and Amy Perry
3780 Overlook Rd
Colorado Springs, CO 80906
29 Jul 2021

Please confirm that drainage from the proposed garage rebuild will not adversely impact the adjacent properties or runoff patterns.