

NightHawk Design

a Hawk Companies, Inc. Business
5180 Whip Trail
Colorado Springs, Colorado 80917-2620

- Please add "PCD File No. ADR-22-002".
- Please add a statement confirming the proposed activity will not adversely impact adjacent properties or existing runoff patterns.
- Please add a statement confirming the proposed addition will not generate additional trips to the parcel.

-9460 (office)
s@gmail.com
27 (Rod cell)

Administrative Relief: Facts and Justification

Wednesday, January 12, 2022

This letter is being sent to you because Rodney B. Wiebe (NightHawk Design) (applicant) is proposing a land use adjustment in El Paso County at the below referenced location. This information is being provided to you prior to submittal with the County. Please direct any question to the applicant as listed below. Prior to any public hearing or other action on this proposal, you will be a notification of place and time will be sent to the adjacent property owners by the El Paso County Planning and Development Department. At that time, you may obtain contact information and file number and be given an opportunity to respond for, against or expressing no opinion on the matter.

Facts: Existing residence was built in 1964 (assessor), The existing house was positioned close to the northern property line. (In fact, the closest existing corner is only 29.4' to said line. This is the existing master bedroom corner.) The existing setback line is therefore 4.4' to the existing building. Existing locations of septic lines, gas and electric service lines, position of existing well head, existing floorplan layout, etc. are challenges facing the design. (Existing house square footage = 1,853 SF (assessor) with 480 SF detached garage connected by a 12' wide enclosed breezeway, all running to the southeast of the home.)

Goal: The owner's goal is to enlarge master bedroom and master bathroom by remodeling existing spaces and adding onto the existing building. Even though the proposal shown is much smaller than the desire of the owner's, it represents a "reasonable" solution to the goal.

Conclusion: The request for administrative relief of less than 5' into the 25' setback is a reasonable one, which leaves more than 20' to the property line. The total square footage of encroachment is 109.5 square feet. PROPOSED (MAX) ENCROACHMENT INTO SIDE SETBACK OF 4'-10-5/8"± (19.5%±)

Subject Property: 11275 FOREST EDGE DR COLORADO SPRINGS CO, 80908-3727 (Schedule Number: 6223000012)

Legal Description: TRACT IN NW4 SEC 23-12-66 AS FOLS, COM AT NW COR OF SD SEC, TH S ON W LN THEREOF 660 FT, E PARA WITH N LN OF NW4 1444 FT, S AT R/A 345 FT FOR POB, TH CONT ON LAST COURSE 315 FT, E AT R/A 722 FT, N AT R/A 315 FT, TH W 722 FT TO POB

Property Data: Parcel Size: 5.22 acres. Zoning: RR-5 (El Paso County Colorado) Setbacks: 25' all lot lines

Administrative Relief Request: PROPOSED (MAX) ENCROACHMENT INTO SIDE SETBACK OF 4'-10-5/8"± (19.5%±)

Property Owners: Timothy and Kelly HROMADKA: 11275 FOREST EDGE DR COLORADO SPRINGS CO, 80908-3727

Applicant/Authorized Representative: Rodney B. Wiebe: NightHawk Design; 5180 Whip Trail, Colorado Springs, Colorado 80917-2620. 719-477-9460 (office) or 719-491-1227 (mobile)

Respectfully Submitted,



Rodney B. Wiebe
Professional Building Designer (AIBD)
NightHawk Design



Creating where people live™

