

# Nighthawk Design

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## **Administrative Relief: Facts and Justification**

ORIGINAL LETTER: Tuesday, April 12, 2022

REVISION 1: Tuesday, May 3, 2022

PCD FILE NO. ADR-22-2022

**REVISION 2: Tuesday, July 5, 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 placement of the house during original construction has created an extraordinary condition compared to the surrounding neighbors in the same zoning district. The adjacent neighbors homes are generally placed near the center of the lots, this condition is found at 7 of the 8 existing single family residences adjacent to the property. Existing locations of septic lines, gas and electric service lines, position of existing well head, and existing floorplan layout are additional extraordinary conditions at the site which have all been placed based on the original placement of the original homes footprint location. Allowing the 109 square feet of total encroachment will not effect the intent of the code and we feel the intent of the code will be preserved with the approval of the Administrative relief request.** The existing setback line is therefore 4.4' to the existing building. (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%±). The proposed construction activity and Administrative Relief approval will not adversely impact the adjacent properties or materially alter existing runoff patterns. The proposed addition will not generate additional trips to the parcel for County entities.

**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 SON W LN THEREOF 660 FT, E PARA WITH N LN OF NW4 1444 FT, SAT RIA 345 FT FOR POB, TH CONT ON LAST COURSE 315 FT, EAT R/A 722 FT, NAT RIA 315 FT, TH W722 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  
NIGHTHAWK DESIGN, INC.