

COPY OF LETTER SENT TO ALL ADJACENT PROPERTY OWNERS

FROM: Tom and Lesa Owens
4670 Limestone Rd
Monument, CO 80132

23 Mar 2018

TO:

4710 Limestone Rd
Monument, CO 80132

RE: Letter of Intent to Adjacent Property Owners: Variance to Use and Dimensional Standards, El Paso County Land Development Code, CH-5, Table 5-4

1. This letter is being sent to you because Thomas and Lesa Owens 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:
Tom and Lesa Owens (owner/applicant)
4670 Limestone Rd, Monument, CO 80132
Phone: 719-659-5996

3. Site address, location, size and zoning:
4670 Limestone Rd, Monument, CO, 80132
Size: 1.19 Acres
Zoning: RR-0.5

4. Request and justification:

The property owners are requesting variance approval in order to obtain a building permit to build a 24' x 36' garage where shown on the Site Plan at *Attachment 3*. The owners ***are not requesting*** a variance to the minimum County and HoA setbacks; ***the building site is within those setbacks***. The variance addresses *Note 15* to Table 5-4, Chapter 5 of the Land Development Code (*Attachment 5*). Specifically, *Note 15* states "*In no instance shall an accessory structure (the proposed garage) be closer to the front property line than the principal structure.*" This is problematic because:

a. The principal residence is built along a ridge. The land located directly North of the house cannot be built on due to the steep drop-off behind the house.

b. The garage can't be built in front of the residence due to "Note15" referenced above.

c. The existing garage should not be expanded to the West, in order to keep it behind the front property line of the principal structure because:

(1) This will block the only access available to the back of the residence, making it impossible for the owners, contractors and fire personnel to get behind the house and into the surrounding wooded area if necessary.

(2) Expanding west would require removal of a 30' specimen pine tree that is stabilizing the top of the hillside and preventing erosion at the NW corner of the driveway.

(3) The cost of removing the tree/stump, destroying the land to remove the stump, stabilizing the foundation, contracting for erosion mitigation and re-landscaping the area where the tree stump would be removed makes this a totally impractical, destructive, expensive and very unnecessary requirement.

(4) Building west will further create a major financial hardship on the owners because of the added cost for these necessities (above) and would generate additional expenses for architectural design, hiring additional contractors and re-accomplishing soils and foundation engineering.

d. The proposed building site as shown on the site map is southwest of the front of the house and west of the existing driveway. It is an area with a four-degree up-slope and will easily accommodate a 24' x 36' garage without impacting drainage or erosion to the north and west of the site. Ample drainage around the foundation will direct moisture to the south and east, into an existing swale and away from the hillside to the west and north. Also, in order to reduce the impact that a new structure may have on our neighbors to the west, we have reduced the originally planned roof pitch and lowered the height of the roof ridge from 21' to approximately 16'.

e. Considering the justification above, the uneven topography of this property, the location of the house being at the farthest point from the road and backed onto a ridgeline, there is no other feasible location to site the garage other than where shown on the site plan.

5. Existing and proposed facilities, structures, roads, etc.

a. The existing facility is the principal structure

b. The proposed facility is the 24' x 36' garage shown on the elevation at Attachment 2.

c. The existing road is Limestone Road, located 195' to the South of the principal structure

6. Waiver requests (if applicable) and Justification.

None, other than the proposed Variance request

7. Vicinity Map showing the adjacent property owners.

See Attachment 4.

8. Notification of Adjacent Property Owners.

Adjacent property owners should use the form provided by the County at *Attachment 1* for comments, if any. Please sign the form and return it in the self-addressed stamped envelope. Comments will be provided to the County for inclusion in the Variance request package.

Thank you for your assistance!

Sincerely,

Tom and Lesa Owens

Attachments:

- (1) Adjacent Property Owners Comment/Signature Page
- (2) Elevation Drawing
- (3) Site Maps (1-4)
- (4) Adjacent Owner Map
- (5) Table 5-4

Copies to:

- (1) RRRHoA Architectural Review Committee
- (2) President, RRRHoA
- (3) 4640 Limestone Rd
- (4) 4645 Limestone Rd
- (5) 4710 Limestone Rd
- (6) 4715 Limestone Rd
- (7) 4675 Limestone Rd
- (8) 4549 Redstone Ridge Rd (Mailed to: 4430 Evans Rd)

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 TAMARA + THOMAS BENZELSKI
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