

25 March 2018

TO: El Paso County Planning and Development Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

RE: **Letter of Intent**

The following information is provided per the format provided to us by your office:

**1. Owners and Applicants:**

Thomas P. Owens and Lesa E. Owens  
4670 Limestone Rd  
Monument, CO 80132  
Phone #: 719-659-5996

**2. Site Location:**

4670 Limestone Rd, Monument, CO 80132  
Lot #36, Red Rocks Ranch Inc.  
Size: 1.19 Acres  
Zoning: RR-0.5

**3. Request and justification for a variance:**

The intent of the property owners is to request a variance to *Note 15*, Table 5-4, Chapter 5 of the Land Development Code. *Note 15* states “*In no instance shall an accessory structure be closer to the front property line than the principal structure.*” A variance to this is necessary because of the topographical constraints on the property that prevent building within the front property line of the principal structure. The owners **are not requesting** a variance to the minimum County and HoA setbacks; **the building site is well within those setbacks**. The variance addresses *Note 15* only because the only space on the lot that will accommodate a 24 x 36 garage is slightly even with and in front of the existing structure. Without relief, the strict application of the provisions of *Note 15* will result in peculiar and exceptional practical difficulties and undue financial hardship. Specifically:

a. The principal residence is built along a ridgeline at the most northerly end of the property. There is a steep drop-off immediately behind the back of the house so the only space to build is adjacent to and in front of the principal structure.

b. The garage can't be built in front of the residence due to “*Note 15*” referenced above.

c. The existing garage cannot be expanded to the West in order to keep it behind (north of) 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 corner of the hillside and preventing erosion at the NW corner of the driveway.

(3) The cost of removing the tree/stump (ref #2 above), 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 totally impractical, destructive, expensive and very unnecessary given the alternative.

(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, concrete demolition and re-accomplishing soils and foundation engineering and re-pouring part of the existing concrete driveway parking area.

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'. The garage will also be positioned as close to the ridge as possible (without moving the tree) to comply with our neighbor's request.

e. Considering the points above, the uneven and hilly topography of the 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 accompanying site map

4. The existing facility is the principal structure

The existing facility is the principal residence located approximately 175' to the north of the road. The proposed facility is the 24' x 36' garage shown on the elevation that is an exhibit to the application package. There are no proposed roads in this variance request

5. Waiver requests (if applicable) and Justification.

***None, other than this proposed Variance request***

6. The purpose and need for the change in zone classification. ***Not Applicable***

***The owners are not requesting a variance to zone classification or to the set back requirements. The owners/applicants are requesting a variance to***

Please clarify where the drainage goes after the existing swale. Provide verbiage that the drainage characteristics with the addition of the structure will not adversely affect the adjacent property to the east.

***Note #15 (Table 5-4 only) so the south end of the garage can extend beyond the front property line of the principal structure.***

7. The total number of acres in the requested area is ***1.19 Acres.***
8. The total number of residential units and densities for each dwelling unity type. ***Not Applicable.***
9. The number of industrial or commercial sites proposed. ***Not Applicable***
10. Approximate floor area ratio of industrial and/or commercial uses. ***Not Applicable.***
11. The number of mobile home units and densities. ***Not Applicable***
12. Typical lot sizes: length and width. ***The typical lot sizes adjacent to the applicant's residence are approximately 260' long by 200' wide or 1.2 acres.***
13. Type of proposed recreational facilities. ***Not Applicable***
14. If phased construction is proposed, how will it be phased. ***Not applicable. The project is expected to take 120 to 180 days to finish, contingent on contractor availability and weather.***
15. Anticipated schedule of development: ***120 – 180 days from permit approval depending on contractor availability and weather.***
16. How water and sewer will be provided. ***Not Applicable. There will be no water or sewer connections to this garage.***
17. Proposed uses, relationship between uses and densities. ***The proposed structure is a 3-car garage and is for parking and typical storage only. It does not impact the neighborhood density and has no relationship with other properties.***
18. Areas of required landscaping: ***The areas around the garage to the south, west and north will be xeriscaped. Enough trees will be left to maintain a barrier of privacy to the west. A gambrel oak thicket to the south will remain for privacy.***
19. Proposed access locations. ***The garage will be accessed via the same driveway that serves the existing garage. The driveway will be widened slightly to allow improved access to the garage from the east.***
20. Approximate acres and percent of land to be set aside as open space, not to include parking, drive and access roads. ***Of the 1.19 acre parcel, approximately 60% of the land will remain natural.***

21. In addition to the above, the owners/applicants have thoroughly considered the other criteria for variance consideration, i.e.,

- a. The proposed use is harmonious with the surrounding area and harmonious with the character of the neighborhood. It is not detrimental to the surrounding area or to the health, safety, or welfare of the residents of the area.
- b. There is no impact on air, water odor or noise standards established by County, State or federal regulations during construction and upon completion of the project
- c. The proposed use will comply with all applicable requirements of the El Paso County Land Development Code and all applicable County, State or federal regulations during construction and upon completion of the project.
- d. The proposed use will not adversely affect wildlife or wetlands
- e. The owners/applicants have addressed any off-site impacts and do not anticipate any impact as a result of constructing the garage.
- f. The site plan for the proposed variance show where the parking will be (i.e., inside the garage). There is no impact on traffic circulation, open space, fencing, screening any disruption to the surrounding landscape will be mitigated.
- g. Sewer isn't a part of the project as there is no bathroom or water associated with the garage. Storm water drainage and fire protection requirements will be complied with and the existing main road (Limestone Rd) will adequately serve the needs of the proposed variance.

***Thank you for your assistance and for considering our request.***

***Sincerely,***

***///SIGNED///***

***Thomas and Lesa Owens  
Owners/Applicants  
4670 Limestone Rd  
Monument, CO 80132***

# Markup Summary

Locked (1)

Please clarify where the drainage goes after the existing swale. Provide verbiage that the drainage characteristics with the addition of the structure will not adversely affect the adjacent property to the east.

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