

6145 Vessey

Letter of Intent for Pi

Owner:

Vincent and Mary Pirrone
Phone: 719-896-1903
Email: my_cousinvinny@yahoo.com

Property:

Address: 6145 Vessey Road, Black Forest, CO 80908
Property Tax Schedule Number: #5206000051
Lot size: 0.49 acre (21,450 square-feet)
Zoning: RR-5

Please update the following:

-add the lot size variance, this was created in 1969 with a deed and rr-5 zoning was established in 1999

-you are requesting:

-lot size variance of 21.450 sq ft where 5 acres is required
-front rear and side setback relief of 5 ft where 25 is required

-lot width setback variance of 165 where 200 ft is required

-this is a variance request not an administrative relief request

Proposed Project:

The purpose of this project is to build a 10-foot garage to the house at driveway level and build a barn/shop accessory building in the rear yard. The site has limited locations for the garage addition and the barn/shop accessory building because of the existing lot slope and existing trees located on the property.

In your site plan you show and proposed garage and barn/shop, if both are going to be built please include in your letter of intent

Please include:
-what the current width of the property is at

Zoning Issue:

The RR-5 zoning of the property at 6145 Vessey Road is utilized for 5-acre rural residential parcels, but the property is only a 0.49-acre parcel. The small parcel size creates setback issues for the construction plan of the attached garage and barn/shop accessory building.

Zoning RR-5 requires minimum lot size 5-acres and 200' widths at the front and 25' setbacks for front, sides and rear, and maximum lot coverage of 25%. The property at 6145 Vessey Road only has 0.49-acres of land which does not meet the minimum requirements for RR-5 zoning.

Administration Relief:

Lot size variance and set back variance for the garage

According to the El Paso County Land Development Code, Section 5.5 Provisions for Relief from Density and Dimensional Standards, 5.5.1 (B) (1) "A maximum of a 20% reduction in lot area, setbacks and lot width from the amount required in the zoning district in which the subject property is located may be approved." This administrative relief allows the RR-5 zoned property setbacks to be reduced from 25' to 20', but this would not be enough to accommodate the plan for the garage addition and the new barn/shop.

20% would be 3 feet and you are requesting more elevating this to a variance due to the lot size being less than 5 acres

The new garage addition will be constructed with a 5' side setback of the new structure. If the parcel was properly Zoned RR-5, the side setback would be 10' according to Table 5-4 of the Land Development Code, "Density and Dimensional Standards for Agricultural, Residential and Special Purpose Districts" for an attached garage and would still need a Variance to allow a 5' side setback.

Please include what all the setback amounts will be

The new barn/shop accessory building would be constructed with 5' setbacks at the rear (south) and side (east) of the property. If the parcel was properly zoned as RR-0.5 the accessory building setback on the east side would be 10' according to Table 5-4 of the Land Development Code, "Density and Dimensional Standards for Agricultural, Residential and Special Purpose Districts" for an accessory building and would still need a variance to allow a 5' side setback.

No Adverse Effects:

There will be no adverse impacts to the city or surrounding neighborhood with the construction of the garage addition and the barn/shop accessory building. As a result of the new structures, there will not be any adverse impact to parking, traffic, roadways, or any other internal or external factors to the neighborhood or surrounding areas. The request for administrative relief applies only to the immediate building areas for the garage addition and the barn/shop accessory building.

The intent of the Land Development Code and the specific regulation in question will be preserved because this is a unique situation and building scenario. The physical limitations of the existing structure and surrounding area do not support the construction of the new garage addition or new barn/shop accessory building anyplace else.

No Increase in Dwelling Units:

There will not be an increase in the number of dwelling units on the parcel with the granting of administrative relief to 6145 Vessey Road.

Thank you for your consideration.

Sincerely,
Vincent and Mary Pirrone