

6145 Vessey Road

Letter of Intent for Pirrone Residence

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

Proposed Project:

The purpose of this project is to construct an attached 660 square-foot garage to the house at driveway level and build a 1200 square-foot 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.

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:

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.

The new garage addition will be constructed with a 5' 4-13/16" setback west side at one corner of the new structure. If the parcel was properly Zoned as RR-0.5 the setback on the west 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 attached garage and would still need a Variance to allow a 5' side setback.

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 anywhere 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