

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

6/3/2020

RE: McDermott Administrative Relief

File: ADR-20-004
Parcel ID No.:5208000030

This is to inform you that the above referenced request for approval of an application for administrative relief to allow a 4,983.4 square foot accessory structure, which exceeds the standard of two times the size of the home by 20 percent was **approved** by the Planning and Community Development Director on June 3, 2020. The residence on the property is 2,077 square feet in size, which would allow for an accessory structure up to 4,154 square feet.

It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the review criteria for Administrative Relief included in Section 5.5.1 of the El Paso County Land Development Code (2019). Current and future use of the property shall continue to be governed by Table 5-1, Principal Uses, of the Land Development Code. Approval of the requested administrative relief application is subject to the following:

CONDITIONS AND NOTATION

Conditions

1. The approval applies only to the plans as submitted. Any expansion or additions to the proposed accessory structure may require separate application(s) and approval(s) if the development requirements of the applicable zoning district cannot be met.
2. Approval of a site plan by the Planning and Community Development Department and issuance of a building permit from the Pikes Peak Regional Building Department are required prior to construction of the accessory structure.

Notation

1. Physical variances approved for a proposed structure (except for lot area variances) are valid only if construction of the structure is initiated within twelve (12) months of the date of the approval.

All administrative decisions, such as this one, may be appealed to the Board of Adjustment within 30 days of the date of the decision. Should you have any questions, please contact Ryan Howser at (719) 520-6049.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is fluid and cursive, with the first name "Craig" and the last name "Dossey" clearly distinguishable.

Craig Dossey, Executive Director
El Paso County Planning and Community Development Department
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