

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

February 13, 2019

David R Hammer  
17435 Roller Coaster Road  
Monument, CO 80132

Dave Hammer  
220 Coyote Willow Drive  
Colorado Springs, CO 80921

**RE: BOA-18-010: 2036 Mahaffie Court – Dimensional Variance**

This is to inform you that the above-referenced request for approval of a dimensional variance of lot area to allow a front yard width at the front setback line of 130 feet where 200 feet are required in the RR-2.5 (Residential Suburban) zoning district was approved at the Board of Adjustment meeting on February 13, 2019.

This approval is subject to the following:

**Conditions:**

1. The approval applies only to the plans as submitted. Any expansion or additions to the proposed residence may require separate Board of Adjustment application(s) and approval(s) if the development requirements of the applicable zoning district cannot be met.
2. Approval of a residential plot 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 proposed residence.

**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 Board of Adjustment approval.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,

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

Len Kendall, Planner I  
BOA-18-010