

## Letter of Intent

### **Owners information:**

BRYAN LEE  
16755 VINCENT AVE  
MONUMENT CO 80132-8108  
661-755-0150  
BRYAN@OSCIUM.COM

### **Applicants information:**

RUSSELL FLETCHER  
1914 HERCULES DR  
COLORADO SPRINGS CO 80905  
719-382-3737  
[RUSSELL@RDKDESIGN.NET](mailto:RUSSELL@RDKDESIGN.NET)

### **Property Address:**

16755 Vincent Ave.  
Monument CO  
80132-8108

### **Property Tax Schedule Number:**

7122002090

### **Property Zoning:**

RR-5

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5-4

We are proposing the construction of a garage/shop area on the southwest corner of the property located at 16755 Vincent Ave.. The El Paso Development Land Code 5.5.1(1) requires a 25-foot front and side setback for this property. We respectfully request administrative relief to reduce the side setback by 20%, resulting in a 20-foot side setback.

The following reasons support this request:

1. **Optimal Location Due to Existing Infrastructure:** The existing garage and driveway are located on the southwest corner of the property, making this the most logical location for the proposed garage. Utilizing the existing driveway ensures convenient access and maintains a short walking distance to the main house.
2. **Constraints Imposed by Existing Structures:** The presence of the existing driveway and house limits viable locations for the proposed garage. Adhering to the full 25-foot setback would encroach upon the existing driveway and position the garage too close to the main house, compromising functionality.

Take the content of this section and apply it to a detailed analysis addressing each of the Criteria of Approval necessary to grant Administrative Relief as pursuant to Section 5.5.1.D.1. of the Land Development Code. (see section copied and pasted at the bottom of this letter for your convenience)

3. **Alignment with Existing Outbuildings:** The proposed garage will align aesthetically and functionally with other outbuildings along the south side of the property, ensuring it blends seamlessly with the current layout.
4. **Minimal Impact on Adjacent Property:** The main building on the adjoining property is approximately 400 feet from the proposed garage location. This significant distance ensures the proposed structure will not adversely affect the neighboring property.
5. **Reduced Environmental Impact:** Placing the garage in the proposed location minimizes land disturbance, reduces grading, and preserves existing vegetation compared to alternative locations on the property.
6. **Preservation of Property Aesthetics:** Constructing the garage to the west or north of the property would obstruct views and detract from the visual appeal of the main house. The proposed location avoids such impacts.

In conclusion, the southwest corner is the most suitable location for the proposed garage, balancing compliance with setback regulations and the property's existing configuration. Granting this administrative relief will have no adverse impact on surrounding properties and will not increase the allowable number of dwelling units on this property.

Thank you for your consideration of this request. We look forward to your favorable response.

Sincerely,

Bryan Lee

Russell Fletcher

(D) Findings Necessary to Grant Administrative Relief:

(1) Criteria to be Met. To grant administrative relief, all of the following criteria shall be met, in addition to the compliance with the other applicable development standards:

- The strict application of the standard in question is unreasonable or unnecessary given the development proposal or the measures proposed by the applicant; or that the property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district;
- The intent of this Code and the specific regulation in question is preserved;
- The granting of the administrative relief will not result in an adverse impact on surrounding properties; and
- The granting of the administrative relief will not allow an increase in the number of dwelling units on a parcel.

We are proposing a garage/ shop area on the southwest corner of the property. The required front and side setbacks for this property is 25'. We are requesting an administrative relief of 20% of the 25' setback which would be 20' side setback per El Paso Development Land Code 5.5.1 (1).

These are the following reasons for the request:

1. Since the existing garage and driveway on the main house is located on the southwest corner of the property this is the only logical location for the proposed garage. It would use the existing driveway and in short walking distance to the main house.
2. Since there is an existing driveway and existing house we are limited in the location of the proposed garage. If we used the required 25' setback it would invade the existing driveway and be too close to the main house.
3. The proposed garage would still be in line with all the existing outbuildings along the south side of the property and would not look out of place.
4. The main building on the adjoining property would be approximately 400' to the proposed garage and would not in any way be a hindrance to adjoining property.
5. If we would locate the proposed garage anywhere else it would create more land disturbance and look out of place with the current configuration of this property. This would greatly decrease grading and reduce vegetation removal.
6. We also do not want to impede the views or look of the house by putting any structures to the front of the property on the west or north of the property.

In conclusion this is the best place on the lot of the proposed structure while still tryin to preserve the specific sideback regulation. By granting this administrative relief will in no way have and adverse impact on teh surrounding properties. As will this will not increase the allowable number of dwelling units ont this property.

Thanks you for your consideration on this matter.

Bryan Lee  
Russell Fletcher