

A Petition to the Board of Adjustment for a Variance to  
Physical Requirements of Specific Development Standards

PCD File Number (BOA 19-007)

By Stauffer Investments, Owner of 3945 Laura Road, CO/SP CO 80906

The Owner of 3945 Laura Road\*, Stauffer Investments, is petitioning the Board of Adjustment for a Dimensional Variance due to the physical constraints of exceptionally challenging topographical features as well as a desire to preserve existing vegetation and 108-year-old architectural features such as stone retaining walls and most significantly the original stone fireplace from the destroyed original residence. No substantial detriment to the public good nor harm to the general purpose and intent of this Code will be caused by the variance granted.

The Lots at 3945 Laura Road\* have undergone a merger by Merger by Contiguity (MER183) for the purposes of zoning administration since each individual lot does not comprise the minimum lot area for the zoning district. The merger brought the property into closer conformity with zoning and provides better opportunity to leave existing historic structures.

The property 3945 Laura Road\* is in the historic Overlook Colony neighborhood just off Old Stage Road behind the Broadmoor Hotel, which was originally developed back in 1911. A home was constructed that same year but was consumed by house-fire in 2001. It is the intention of the current Owner to construct a new single-family residence upon the original house site.

The proposed siting of the house places the footprint into the 25' front setback that borders the property line shared with the Parcel 7500000230. The proposed siting of the new home has been determined by taking the following constraints and conditions into consideration:

- The previous home's length front to back was approx.. 50' and included the original fireplace within this footprint. The new house's proposed footprint will be reduced to 36' in order to preserve this original fireplace going forward as an exterior feature (courtyard fireplace). This house length of 36' (up to 39' at one point) is the minimum house length that will support a reasonable floorplan which allows for common area and sleeping area on the main level which is desired for full main-level ADA accessibility. This new house location places the encroaching portion of the house at approximately the same location as the original house footprint in terms of proximity to the shared lot line with the Parcel 7500000230.
- The balance of the lot's area is not viable for any other potential house placement due to steep terrain and presence of original architectural and structural features such as rock retaining walls and historic cabins.

\*3945 Laura Road Legal Description: "LOTS 20, 21, 25, 37 SLY 40 FT OF LOT 26 REST HOME TOG W/  
VACATED MARGARET RD ADJ"

Signed  Date 9.16.19  
Andy Stauffer, Stauffer Investments