

**Site key**

-  = EXISTING STRUCTURE
-  = PROPOSED STRUCTURE
-  = SITE AREA

**Adjacent Neighbor Key (Schedule # & Owner)**

- ① #7502204045  
Peter & Janisue Fairchild
- ② #7502204051  
Peter & Janisue Fairchild
- ③ #7502204049  
Lois Brachfeld
- ④ #7500000224  
Cheyenne Mountain Museum & Zoological Society
- ⑤ #7502204084  
Joseph Campana
- ⑥ #7502204055  
Hahnlen Living Trust:  
John & Sally Fletcher, Marshall Harris,  
Paul & Frances Swan
- ⑦ #7502204088  
COG Land & Development CO
- ⑧ #7500000230  
COG Land & Development CO



# N Vicinity Map

NOT TO SCALE

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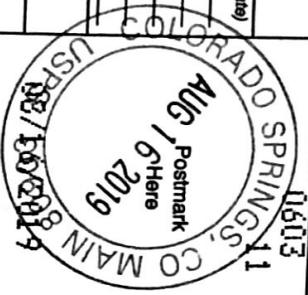
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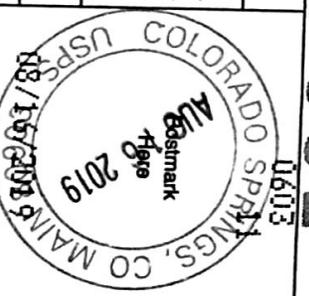
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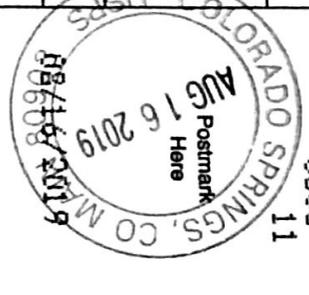
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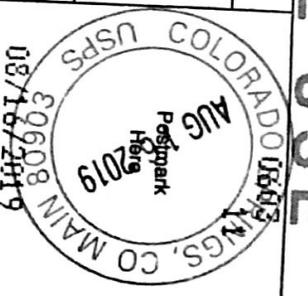
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## Petition the Board of Adjustment for a Dimensional Variance

August 16, 2019

To: Adjacent Property Owners of 3945 Laura Road, Colorado Springs, Colorado

This letter is being sent to you because Stauffer Investments is proposing a land use project in El Paso County at the referenced location, 3945 Laura Road, Colorado Springs, Colorado 80906. The Property is a 0.4-acre parcel zoned A-5 in El Paso County. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to Stauffer Investments, 15 South Wahsatch, Colorado Springs, CO 80903 (719) 492-2639.

Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

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 108-year-old architectural features such as stone retaining walls and most significantly the original stone fireplace from the destroyed original residence.

The property 3945 Laura Road is a lot 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 Cheyenne Mountain Zoo (CMZ). 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 CMZ.
- 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.
- There is a recently established septic utility easement measuring 40'x80' and within the CMZ property that lies immediately adjacent to the proposed house placement (EPC Sch. #750000224). This easement was generously granted by the Cheyenne Mountain Zoo in order

the allow 3945 Laura Road's expansion and maintenance of the existing septic system. This easement effectively preserves the area against any future use or development not in keeping with its use by the Owner for septic purposes. By granting this easement, the Cheyenne Mountain Zoo, who can reasonably be considered the single most "affected party" by virtue of sharing the lot line, has already demonstrated its willingness to make accommodations in support of the Owners intentions. Also notable is the placement of the CMZ perimeter fence, which lies approx.. 50' beyond the actual property line and towards the interior of CMZ property.

Thank you,

Stauffer Investments

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