

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

October 9, 2019

Stauffer Investments, LLC
Andy Stauffer
15 South Wasatch
Colorado Springs, CO 80903

RE: BOA-19-007: 3945 Laura Road Setback Variance

This is to inform you that the above-referenced request for approval of a dimensional to allow a front setback of 8.4 feet for a residential structure where 25 feet is required in the A-5 (Agricultural) zoning district was approved at the Board of Adjustment meeting on October 9, 2019. The 17,456 square foot parcel is located west of property owned by the Cheyenne Mountain Museum and Zoo and is approximately 226 feet southeast of the intersection of Laura Road and Margaret Road.

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 residential structure and attached garage 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 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 garage addition.
3. No new structures, or additions, or modifications to any structure that would require removal of any portion of the existing historic walls, chimney, storage rooms, or foundation may be constructed without further BOA approval. This condition shall not apply to the removal of any portion of the historic wall or foundation necessary to construct the current proposed home.

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 twenty-four (24) 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 cursive script that reads "Lindsay Darden". The signature is written in a dark ink and is positioned below the word "Sincerely,".

Lindsay Darden, Planner II
BOA-19-007