

Tom Yant

719-246-1147

Tomyant33@gmail.com

On behalf of Dawn DeYoung

9445 Shoshone Rd.

Cascade co. 80809

719-237-3882

Please add "PCD File No.
BOA-22-003"

El Paso County Board of Adjustment

2880 International Circle

Colorado Springs Co 80910

Re: Application for setback variance parcel number: 8316415008 9445 Shoshone Rd Cascade Co 89809
Zoning: R-T

Dear Members of the Board:

Please accept this letter of intent as part of the Application for a Set Back Variance, A waiver for the front of the property being less than 200 feet, The lot size being less than five acres, also a small portion of the southwest corner of the existing house is encroaching slightly into the five-foot setback. The existing deck will be removed and not be rebuilt as documented in the revised plans.

1. We are requesting a Variance to allow a 5-foot set back were a 25-foot setback is typically required please refer to site plan. I am requesting this under Land Developing Code Chapter 5, Section 5.52 paragraph 2 A. which states, property is severely restricted do to (1) exceptional narrowness, shallowness or shape of the specific piece of property, or (2) the exceptional topographic conditions or other extraordinary or exceptional situation or condition of the piece of property".

2. The total length of the property at the front of the house along Shoshone Rd. is 58 feet, we are also requesting a Variance because it does not meet the minimum requirements of 200 feet.

3. We are also requesting a variance because the size of the lot is 0.203 acres, and the minimum lot size is 5 acres.

4. The entire lot is on a steep grade and due to the extreme narrowness of the property the proposed addition could only be bult at the back of the existing house. If this administrative relief is granted there would be no adverse impact on surrounding properties, vegetation and landscape. The proposed use will not adversely impact adjacent properties or existing drainage patterns.

5. No Traffic Impact Study is required because all the following criteria is satisfied: (1) Daily vehicle trip-end generation will be much less than 100 or the peak hour trip generation will be less than 10: (2) There are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways. (3) There will be no increase in vehicle trips, and it will not exceed the existing trip generation by more than 10 peak hour trips: (4) There will be no change in the type of traffic generated and it will not affect the traffic currently planed for and accommodated with in, and adjacent to the property. (5) Acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained: (6) No roadway or intersection in the immediate vicinity has a history of safety or accident problems: and (7) There is no change of land use with access to a State Highway.

Thank You for your consideration of this request.

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Please explain how
the criteria is satisfied
for each condition.

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