

**Kevin Mastin, Interim Executive Director**  
**El Paso County Planning & Community Development**  
O: 719-520-6300  
KevinMastin@elpasoco.com  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**Board of County Commissioners**  
Holly Williams, District 1  
Carrie Geitner, District 2  
Stan VanderWerf, District 3  
Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

**TO: El Paso County Board of Adjustment**  
**Jay Carlson, Chair**

**FROM: Matthew Fitzsimmons, Senior Planner**  
**Carlos Hernandez Martinez, Engineer I**  
**Kevin Matsin, Interim Executive Director**

**RE: Project File #: BOA-22-008**  
**Project Name: 520 Empress - Dimensional Variance**  
**Parcel No.: 5519403015**

**OWNER:**

**REPRESENTATIVE:**

Angela and Michael Butler  
6885 Mesa Ridge Parkway #203  
Fountain, CO 80817

Angela and Michael Butler  
6885 Mesa Ridge Parkway #203  
Fountain, CO 80817

**Commissioner District: 4**

Board of Adjustment Hearing Date:	8/24/2022
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**EXECUTIVE SUMMARY**

A request by Angela and Michael Butler for approval of a dimensional variance to allow a proposed detached garage within the front yard setback of 11 foot 4 inches, where 25 feet are required. The 10,454 square foot property is zoned RS-5000 (Residential Suburban) and is subject to the CAD-O (Commercial Airport District Overlay) and is located south of the intersection of Squire Street and Raemar Drive, which is 1.2 miles east of I-25 and a half mile south of Fountain Boulevard.

**A. REQUEST**

A dimensional variance request to allow a front setback for a proposed detached garage of 11 foot 4 inches, where 25 feet is required.

**B. APPROVAL CRITERIA**

Section 5.5.2.B.2.a, Variance to Physical Requirements, of the Land Development Code (2021), states the following:

*The Board of Adjustment is authorized to grant variances from the strict application of any physical requirement of this Code which would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the owner of the property. Practical difficulties and hardship, in this context, may exist where the legal use of the property is severely restricted due to:*

1) *The exceptional narrowness, shallowness, or shape of the specific piece of property.*

The subject property is triangular (pie shaped) with the house situated in the middle of the lot. This configuration does not allow for many options to locate a two-car garage within the 25 feet setback as illustrated in the site plan (Figure #1). An administrative relief was approved on January 18, 2022 (ADR-21-007) at this property to allow a front setback of 20.5 feet where 25 feet is the minimum setback requirement. Since receiving the administrative relief, the project's architect advised the homeowners to build the garage further away from the home than originally planned (Figure #2). As a result, they designed the garage to be placed further away from the primary residence, which located the garage beyond the 20% that administrative relief can grant for the front setback.

2) *The exceptional topographic conditions or other extraordinary or exceptional situation or condition of the piece of property.*

There are no exceptional topographic conditions or other extraordinary or exceptional situations or conditions on the property. The garage is located a few feet below the elevation of the main residence. This is illustrated in the attached elevation drawings (Figure #3).

However, Section 5.5.2.B.2.a, Variance to Physical Requirements, of the Code continues by stating the following:

*The Board of Adjustment may also grant variances from the strict application of any physical requirement of this Code based upon equitable consideration, finding that the burdens of strict compliance with the zoning requirement(s) significantly exceed the benefits of such compliance for the specific piece of property and;*

- *The variance provides only reasonably brief, temporary relief; or*

If approved, the variance would provide for permanent relief and would not meet this criterion.

- *The variance request includes an alternative plan, standards or conditions that substantially and satisfactorily mitigate the anticipated impacts or serve as a reasonably equivalent substitute for current zoning requirements; or*

An alternative plan, standard, or condition was not submitted by the applicants with this application.

- *Some other unique or equitable consideration compels that strict compliance not be required.*

Due to the pie shaped lot and the location of the house in the center of the lot, it would be difficult to place the garage within the front setback lines (25 foot). The architect for this project has recommended to reduce or eliminate possible future foundation issues by maximizing the distance between the detached garage and the house. The architect's recommendation places the detached garage further into the front setback, but not into the 5-foot side setback.

## **C. BACKGROUND**

The 10,545 square foot lot was created on May 10, 1942, as Lot 7A Wilsons Widefield Addition #7, number 2. The property was zoned R-2 (Residence District). The property was replatted on October 20, 2015, with the reception number of 215713690. Due to changes in the nomenclature of the Code, the original R-2 zoning district has been renamed as the RS-5000 (Residential Suburban) zoning district. In addition, this lot is subject to the CAD-O (Commercial Airport District Overlay).

The existing single-family dwelling was constructed in 1969. When the structure was constructed, the side setback requirement within the R-2 zoning district was 25 feet. The primary structure meets all setback requirements but does not leave sufficient room for a two-car garage without relief.

The north side of the property used to have an 8-foot utility easement. This easement was vacated on January 18, 2022, and has the reception number of 215713690. This vacation document is included in the packet (Figure #4). The garage is proposed to be placed at the standard 5-foot side setback for the RS-5000 zone district.

#### **D. ALTERNATIVES EXPLORED**

There are two alternatives that would not require a dimensional variance request:

1. The architect for the garage project has recommended the proposed garage be further from the primary structure to reduce the possibility of impacting either of the foundations. As a result, the applicants applied for this variance. As an alternative, the applicants could go against the recommendation of the architect and build closer to the primary structure. In January the applicants were approved for administrative relief that would allow them to build 20.5 feet where 25 feet is required (ADR-21-007).
2. The applicants could reduce the garage size to accommodate a single car, which may allow the garage to be placed deeper into the lot and meet the setback requirements.

#### **E. APPLICABLE RESOLUTIONS**

Approval: Resolution 3

Disapproval: Resolution 4

#### **F. LOCATION**

• North:	RS-5000 (Residential Suburban)	Single Family House
• South:	RS-5000 (Residential Suburban)	Single Family House
• East:	RS-5000 (Residential Suburban)	Single Family House
• West:	RS-5000 (Residential Suburban)	Single Family House

#### **G. SERVICE**

##### **1. WATER**

Water is provided by the Southeastern Colorado Water Conservancy.

##### **2. WASTEWATER**

Provided by the Southeastern Colorado Water Conservancy.

##### **3. EMERGENCY SERVICES**

The parcel is located within the Security Fire Protection. The District was sent a referral and has no outstanding comments

#### **H. ENGINEERING**

##### **1. FLOODPLAIN**

FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0952G, which has an effective date of December 7, 2018, indicates the property is located within Zone X, areas outside of the 500-year floodplain.

## **2. DRAINAGE AND EROSION**

This property is located within the East Big Johnson drainage basin (FOFO2400). This is an unstudied basin with no associated drainage basin fees. No platting action is being requested; therefore, drainage fees are not due at this time. A drainage report was not required with this application.

## **3. TRANSPORTATION**

The El Paso County 2016 Major Transportation Corridors Plan Update does not depict roadway improvement projects in the immediate vicinity of the development.

The parcel is located on Empress Street, which is an urban local road currently maintained by the County. A condition has been recommended below, stating that the homeowner is responsible for damages to the sidewalk in front of the driveway areas. In the event the sidewalk in the locations of the two driveways are damaged from use as a driveway, the property owner shall remove and replace the entire 24-foot-wide section of sidewalk at the driveway with a 6-inch-thick sidewalk.

The parcel does not have an approved driveway access permit on file with the County for either of the two existing access points. As a result, the proposed driveway will require an access permit. As a condition to the access permit agreement, the applicant shall reduce the opening of the southernmost driveway from 47 foot to the County standard of 24 foot (or less) in width to the property line. In addition, the applicant shall remove the 10-foot-wide driveway (center driveway) completely. Once the project is complete, the property will have the maximum of two driveways that are at most 24 feet wide between the curb and the property line.

These variance requests are not subject to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended.

## **I. RECOMMENDED CONDITIONS OF APPROVAL**

Should the Board of Adjustment determine that the application is consistent with the criteria for approval of a dimensional variance for the proposed garage, and that the applicants has met the review and approval criteria for granting variances from the applicable standards, staff recommends the following conditions and notation of approval:

### **CONDITIONS**

1. The approval applies only to the plans as submitted. Any expansion or additions beyond those depicted on the associated site plan 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 site plan by the El Paso County 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 proposed garage.
3. In the event the sidewalk in the location of the two driveways is damaged due to use as a driveway, the property owner shall remove and replace the entire 24-foot-wide section of sidewalk at the driveway and replace it with 6-inch-thick sidewalk.
4. The applicant requires an access permit for the two driveways.

**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 twelve (12) months of the date of the Board of Adjustment approval.
2. The PCD Director may require a survey, certified by a registered surveyor, licensed in the State of Colorado, depicting the improvement in relationship to the lot lines affected to demonstrate compliance with the approval of the administrative relief.

**J. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department notified ten adjoining property owners on 8/9/2022, for the Board of Adjustment meeting. Responses will be provided at the hearing.

**K. ATTACHMENTS**

- Figure #1 - Site Plan
- Figure #2 - Architect's Letter
- Figure #3 - Elevation Drawings
- Figure #4 - Easement Vacation
- Letter of Intent
- Vicinity Map





**AFFINITY**  
CONSULTING GROUP

August 5, 2022

Subject: Detached Two-Car Garage  
520 Empress Street, Security, CO 80911  
Affinity Consulting Group - Project #20-274

To whom it may concern,

This letter is being provided by Affinity Consulting Group (ACG) in reference to the proposed location for the new 24'x24' detached, two-car garage at the above subject address.

The proposed garage is positioned as represented in the Site Plan drawing, dated August 1, 2022, to allow the roof system and foundation system of the primary residence and the new proposed detached garage to perform independently of each other while remaining subject to the existing side lot setback requirements.

If you have any questions regarding this letter, please feel free to contact the undersigned.

Sincerely,

Sheldon Smith, PE  
Principal

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Colorado Springs

6055 Lehman Drive, Suite 106  
Colorado Springs, CO 80918  
719.900.6504

Affinity Consulting Group

info@affinity-cg.com

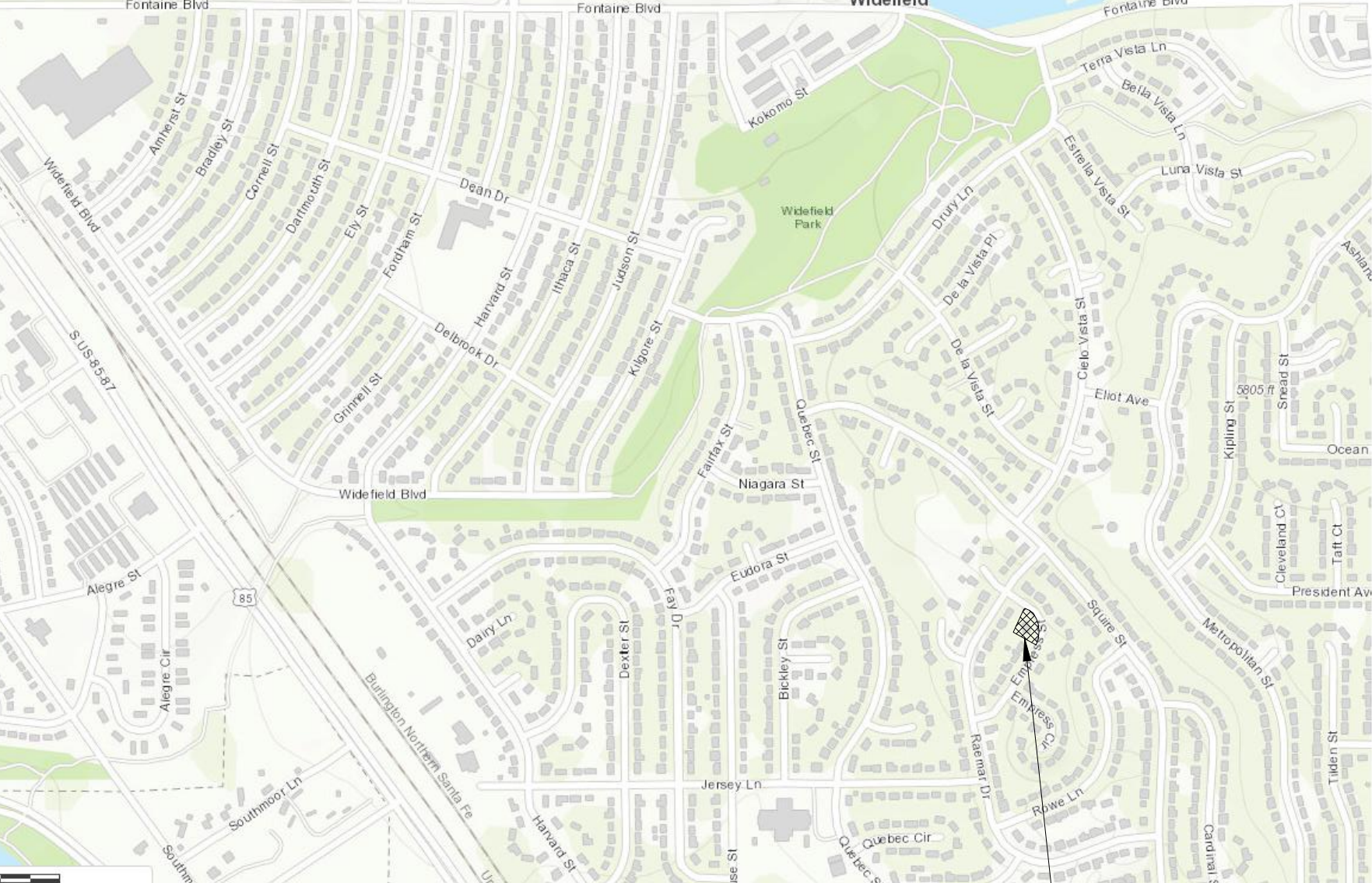
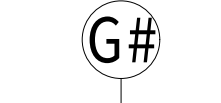
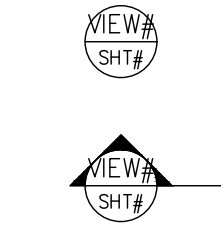
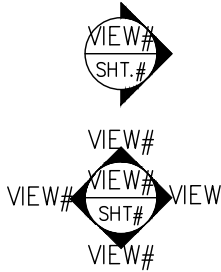
Denver

7887 East Belleview Ave, Suite 1100  
Englewood, CO 80111  
303.676.8116



TARGETS

ROOM NAME  
FLOOR FINISH



VICINITY MAP

GENERAL NOTES

- CONTRACTOR TO VERIFY EXISTING CONDITIONS ON SITE PRIOR TO CONSTRUCTION.
- REFER TO SHEET SPECIFIC NOTES FOR DIMENSION INFORMATION.
- ALL WORK TO BE PERFORMED IN COMPLIANCE WITH THE CURRENT STATE AND LOCAL BUILDING CODES, FIRE AND LIFE SAFETY CODES, AND ALL OTHER GOVERNING CODES AND LAWS. SECURE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS.
- GEOTECHNICAL EVALUATIONS HAVE BEEN COMPLETED FOR THE SITE. A COPY OF THE REPORT IS AVAILABLE FROM THE ARCHITECT.
- THE CONTRACTOR IS ENCOURAGED TO STUDY THE CONTRACT DOCUMENTS IN DETAIL AND TO REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
- IF A CONFLICT OR INCONSISTENCY EXISTS BETWEEN THE DRAWINGS OR SPECIFICATIONS, OR WITHIN EITHER, THE BETTER QUALITY OR GREATER QUANTITY OF WORK SHALL BE PROVIDED.
- CONTRACTOR SHALL COORDINATE AND VERIFY ALL ROUGH-IN LOCATIONS.
- LOCATIONS OF METERS, UTILITIES AND MAJOR APPLIANCES ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY FINAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR TO NOTIFY ARCHITECT OF ANY VISIBLE CHANGES FROM THE LOCATIONS SHOWN ON THE DOCUMENTS.
- FRAMING CONTRACTOR SHALL PROVIDE BLOCKING AT ALL NECESSARY LOCATIONS INCLUDING, BUT NOT LIMITED TO: ALL CABINETS, CEILING FANS, AND BATH ACCESSORIES.

# RESIDENTIAL DETACHED GARAGE

## 520 EMPRESS ST, COLORADO SPRINGS, CO

Figure #3: Elevation Drawings

SHEET INDEX

GENERAL

A1.1 GENERAL INFORMATION & SITE PLAN

ARCHITECTURAL

A2.1 ADDITION FLOOR PLAN AND ROOF PLAN  
A4.0 EXISTING ELEVATIONS  
A4.1 ADDITION ELEVATIONS  
A5.1 SECTIONS

STRUCTURAL

SN STRUCTURAL NOTES AND SPECIFICATIONS  
S1 STRUCTURAL FOUNDATION & FRAMING PLAN  
SD1 STRUCTURAL DETAILS



### AFFINITY

CONSULTING GROUP

7887 E. Bellevue Avenue  
Suite 1100  
Englewood, Colorado 80111  
o: 303-676-8116

6055 Lehman Drive  
Suite 106  
Colorado Springs, CO 80111  
o: 719-900-6504  
info@affinity-cg.com

LEGEND

NEW BUILDING ADDITION

EXISTING BUILDING

CONTACTS

**OWNER:** MIKE BUTLER  
520 EMPRESS ST  
COLORADO SPRINGS, CO 80911

**CONTACT:** MIKE BUTLER  
p. 719.445.9195  
e. mbutler451@gmail.com

**ARCHITECT:** AFFINITY CONSULTING GROUP  
6055 LEHMAN DR, STE 106  
COLORADO SPRINGS, CO 80918

**CONTACT:** RYAN KOENIGER  
p. 720-878-6797  
e. ryan@affinity-cg.com

**STRUCTURAL:** AFFINITY CONSULTING GROUP  
6055 LEHMAN DR, STE 106  
COLORADO SPRINGS, CO 80918

**CONTACT:** SHELDON SMITH  
p. 719.900.6504 x1  
e. sheldon@affinity-cg.com

PROJECT DATA

**PROJECT SUMMARY:** RESIDENTIAL GARAGE ADDITION WITH STORAGE ROOM ABOVE

**PROJECT ADDRESS:** 520 EMPRESS ST.  
COLORADO SPRINGS, CO 80911

**TSN:** 5519403015

**LEGAL DESCRIPTION:** LOT 7A, WILSONS WIDEFIELD ADD 7, NO. 2

**CITY ZONING:** RS-5000 CAD-0

**PROJECT TYPE:** RESIDENTIAL GARAGE ADDITION

BUILDING/SITE DATA

**TOTAL SITE AREA:** 10,454 SQ.FT. (0.24 ACRE)  
**EXISTING BUILDING FOOTPRINT:** 1,838 SQ.FT.  
**EXISTING SHED FOOTPRINT:** 120 SQ.FT.  
**PROPOSED GARAGE:** 576 SQ.FT.  
**TOTAL COVERAGE:** 2,534 SQ.FT. (24%)  
**# OF STORIES (HOUSE):** 2 STORY (SPUT-LEVEL)  
**# OF STORIES (GARAGE):** 2 STORY  
**BUILDING HEIGHT:** 20'-6" (30' ALLOWED)

SHEET:  
SITE PLAN

JOB NO:  
20-274-BUTLER  
GARAGE ADDITION

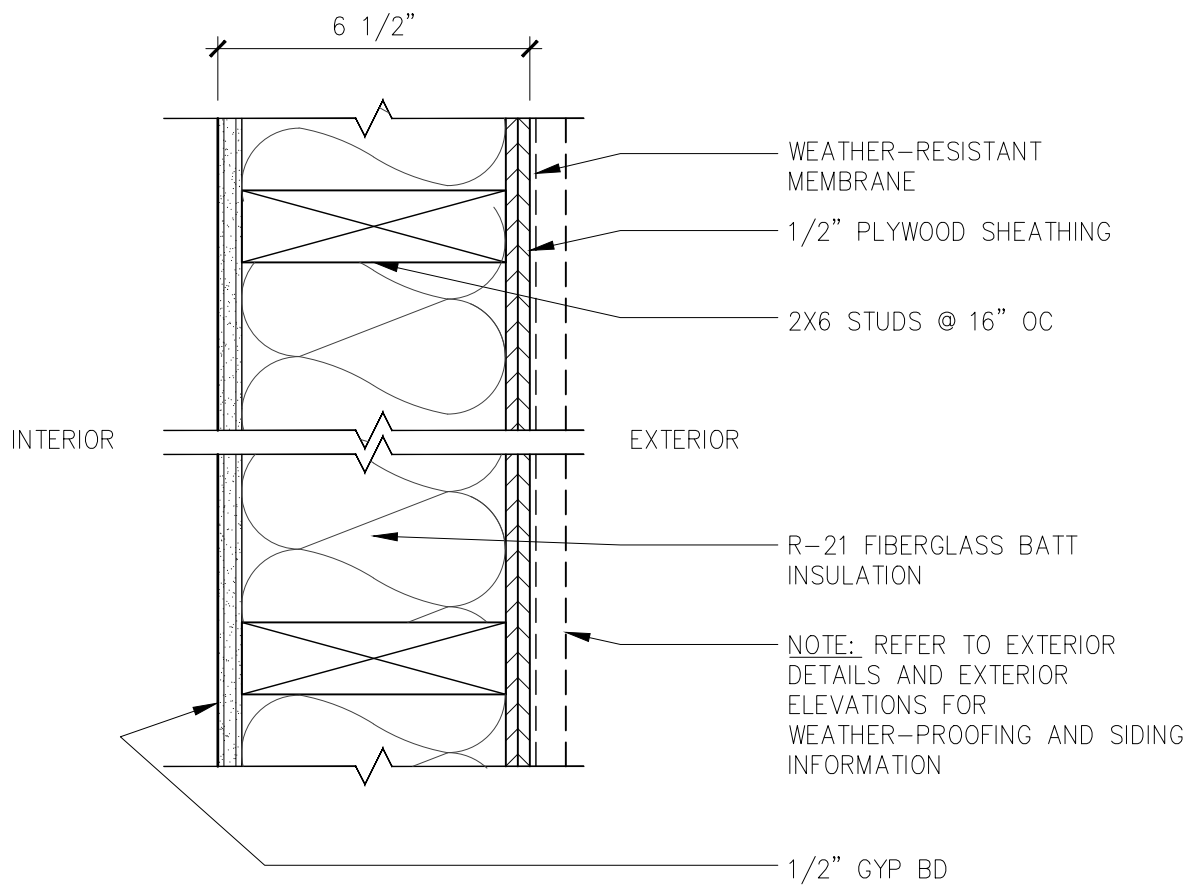
MIKE BUTLER  
520 EMPRESS ST  
SECURITY, CO

DATE:  
8/1/2022

PHASE:  
CD

DRAWN BY:  
RLK

A1.1



1 NEW EXTERIOR 2x6 WALL  
3" = 1'-0"



AFFINITY

CONSULTING GROUP

7887 E. Bellevue Avenue

Suite 1100

Englewood, Colorado 80111

o: 303-676-8116

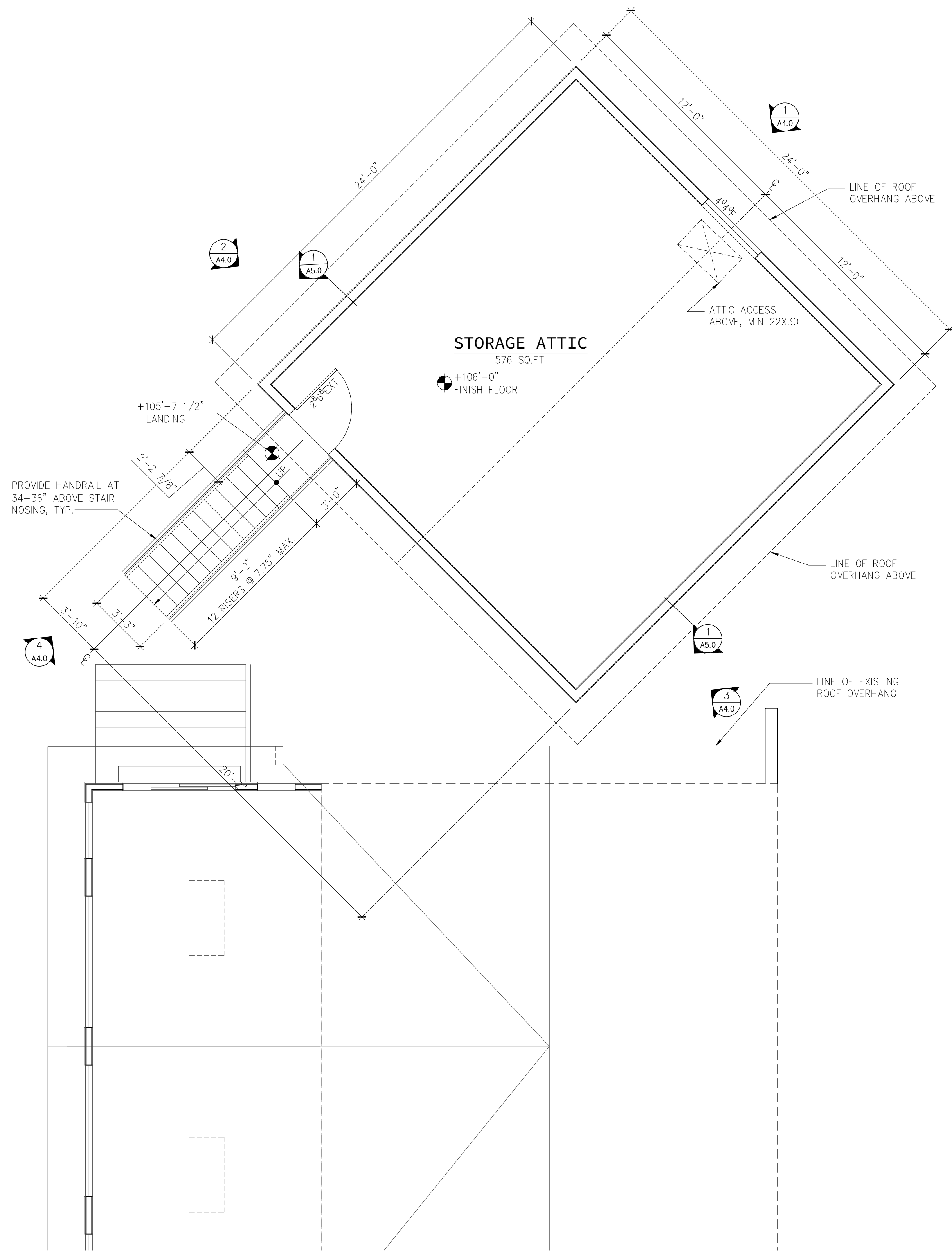
6055 Lehman Drive

Suite 106

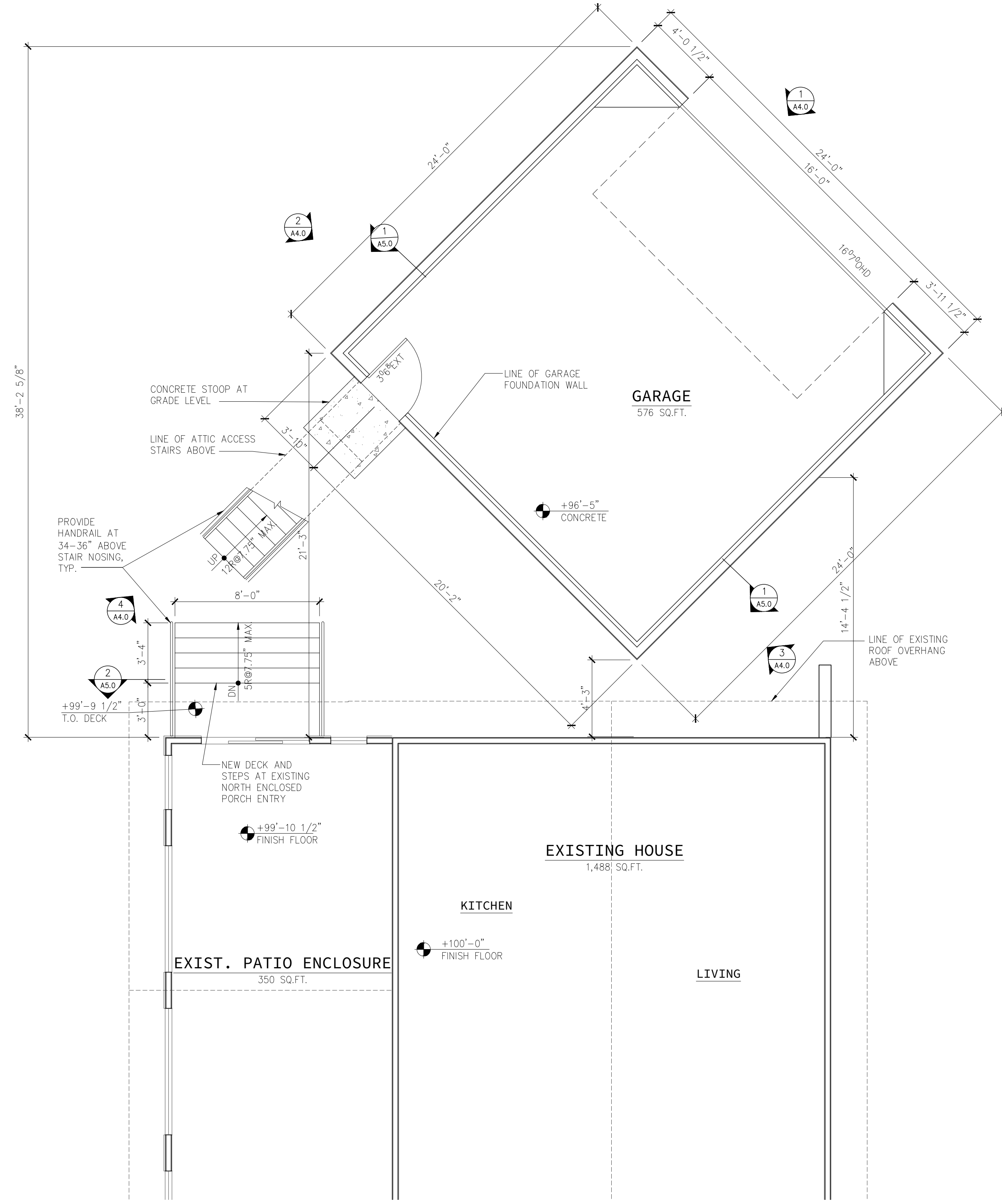
Colorado Springs, CO 80111

o: 719-900-6504

info@affinity-cg.com



2 GARAGE ATTIC PLAN  
1/4" = 1'-0"



1 GARAGE FLOOR PLAN  
1/4" = 1'-0"

SHEET:  
GARAGE PLANS

JOB NO:  
20-274-BUTLER  
GARAGE ADDITION

DATE:  
8/1/2022

PHASE:  
CD

MIKE BUTLER  
520 EMPRESS ST  
SECURITY, CO

DRAWN BY:  
RLK

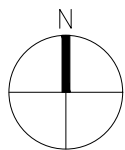


6055 Lehman Drive  
Suite 106  
Colorado Springs, CO 80111  
o: 719-900-6504  
info@affinity-cg.com

ROOF VENTILATION NOTES:

1. TRUSS BAYS ARE VENTED THRU EAVE VENTS AND ROOF VENTS IN ACCORDANCE WITH IRC 2015 806.2.
2. PROVIDE FULLY ADHERED ICE & WATER SHIELD AT BOTTOM 24 INCHES OF ALL LOW EAVES AND ROOF MATERIAL TRANSITIONS.
3. NEW ROOF TO MATCH COLOR/TONE OF EXISTING HOUSE

PLASTIC VENTED AREA: 576 SQ.FT.  
 NET FREE VENTILATING AREA = 576 / 150 = 3.84  
 SQ.FT. (553 SQ.IN.) VENTING  
 576 SQ IN EXHAUST NFVA RIDGE VENTING REQUIRED  
 576 SQ IN INTAKE NFVA EAVE VENTING REQUIRED



MIKE BUTLER  
520 EMPRESS ST  
SECURITY, CO

DRAWN BY:  
RLK

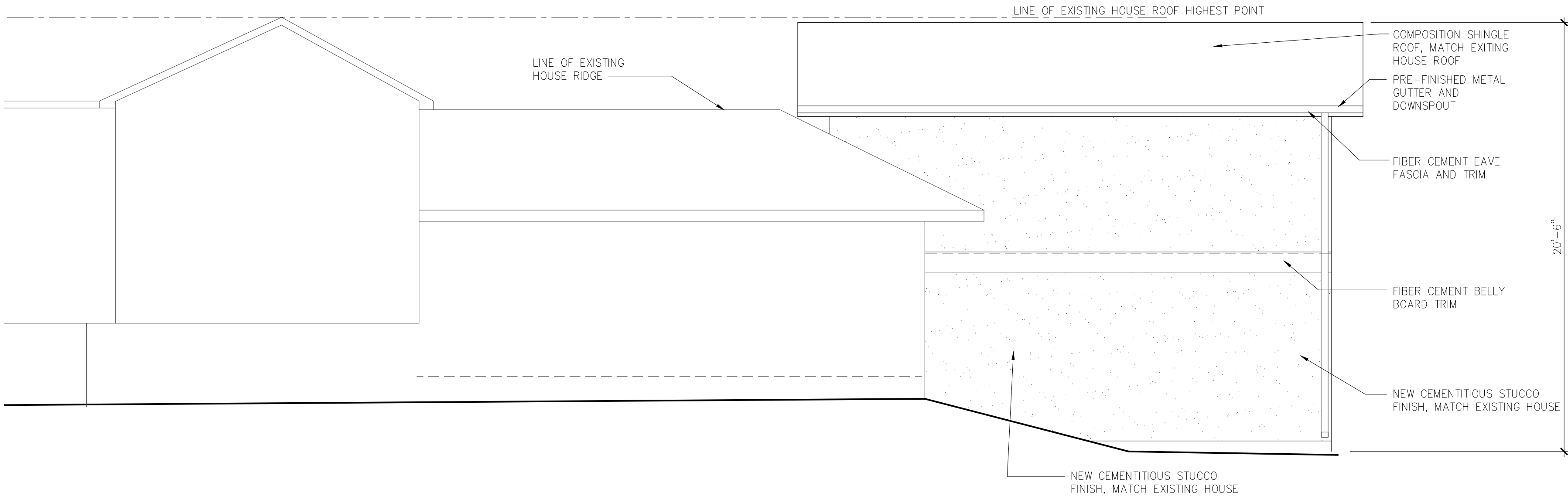
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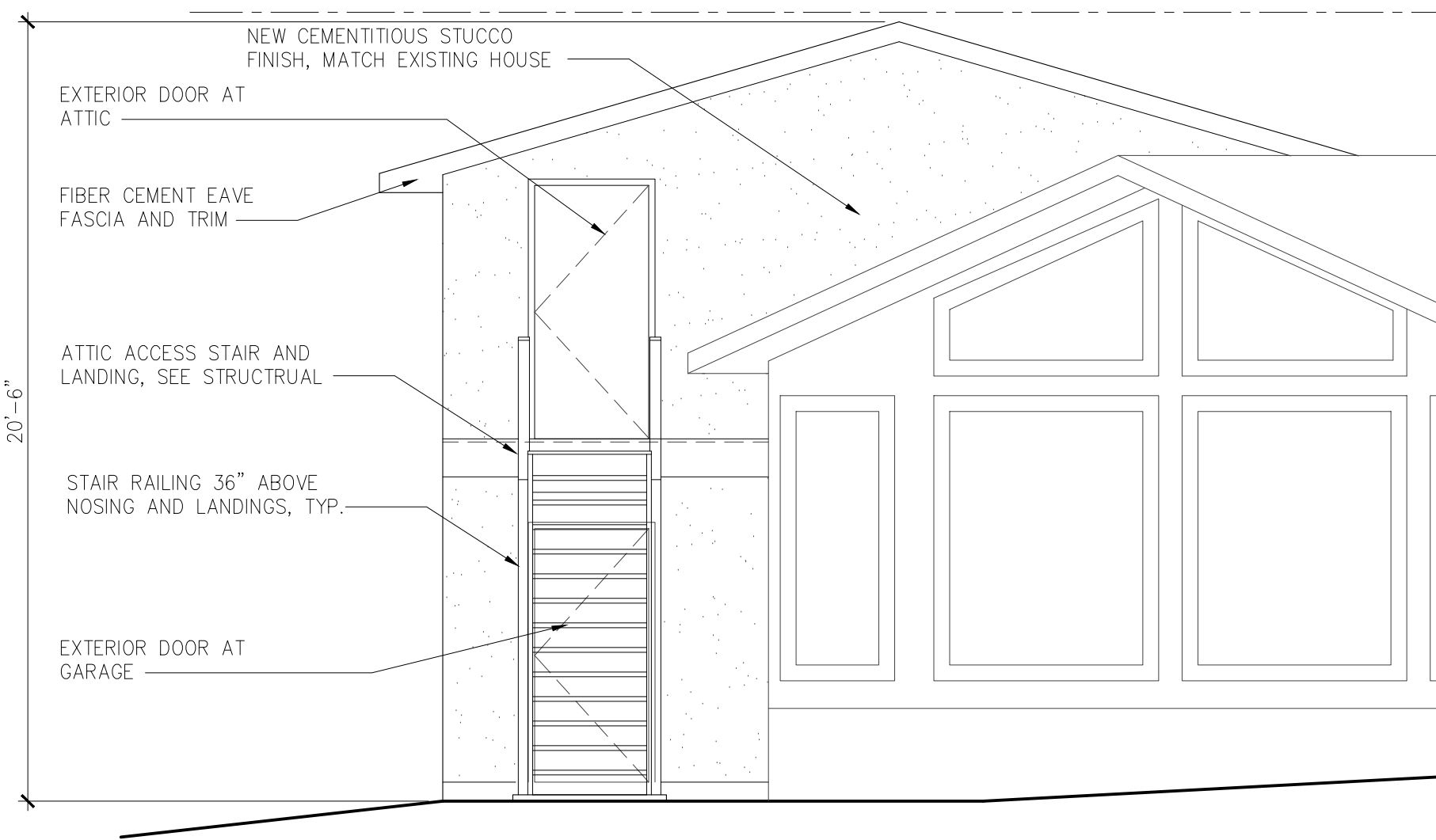
**AFFINITY**  
CONSULTING GROUP

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Suite 1100  
Englewood, Colorado 80111  
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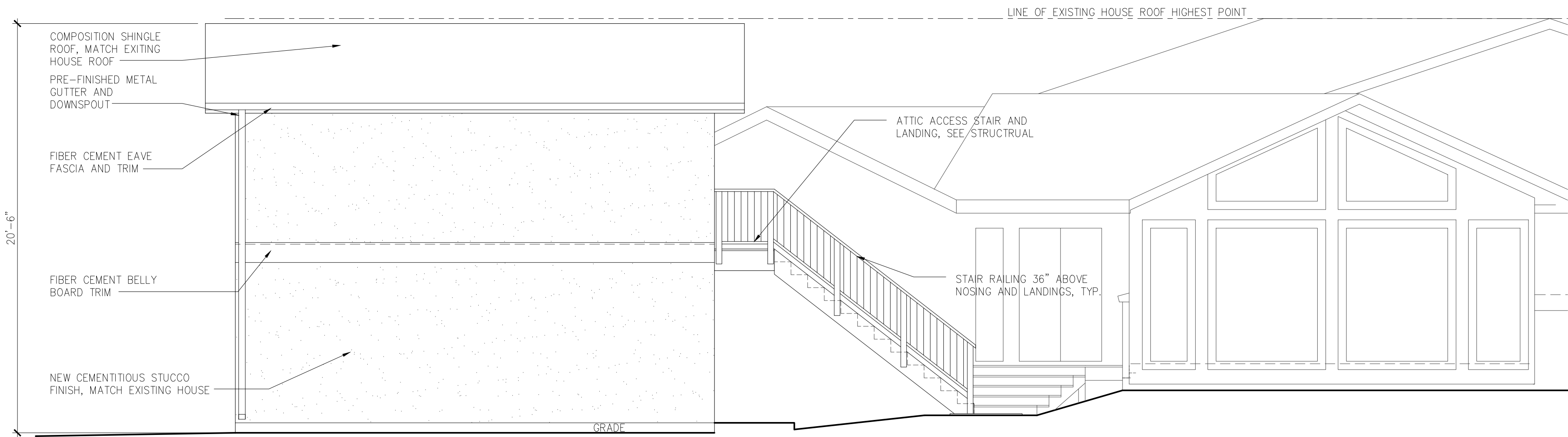
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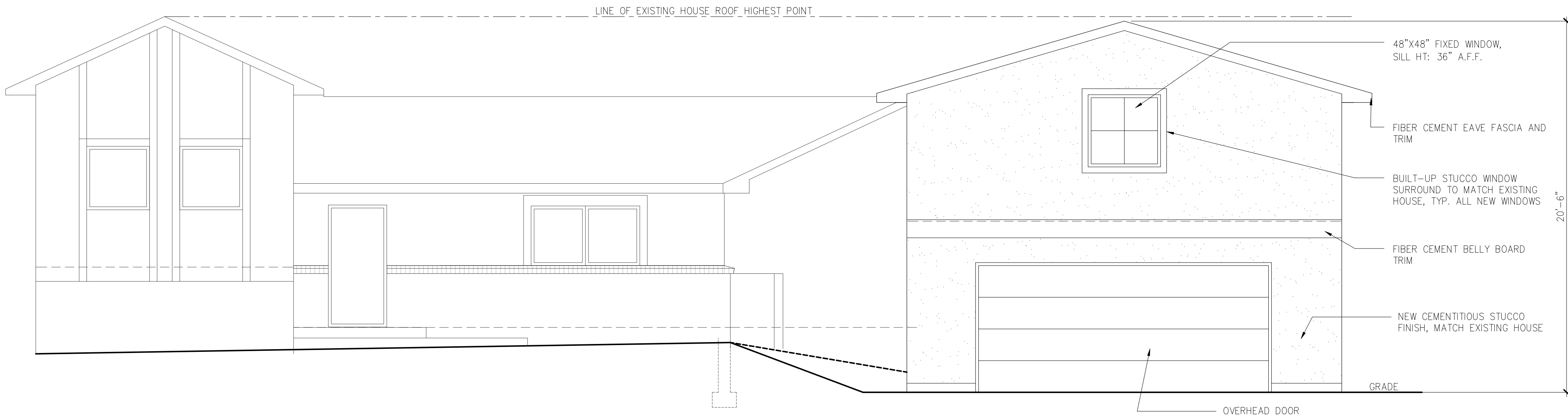
3 GARAGE EAST ELEVATION  
1/4" = 1'-0"



4 GARAGE SOUTH ELEVATION  
1/4" = 1'-0"



2 GARAGE WEST ELEVATION  
1/4" = 1'-0"



1 GARAGE NORTH ELEVATION  
1/4" = 1'-0"

SHEET:  
GARAGE ELEVATIONS

JOB NO:  
20-274-BUTLER  
GARAGE ADDITION

MIKE BUTLER  
520 EMPRESS ST  
SECURITY, CO

DATE:  
8/1/2022

PHASE:  
CD

DRAWN BY:  
RLK

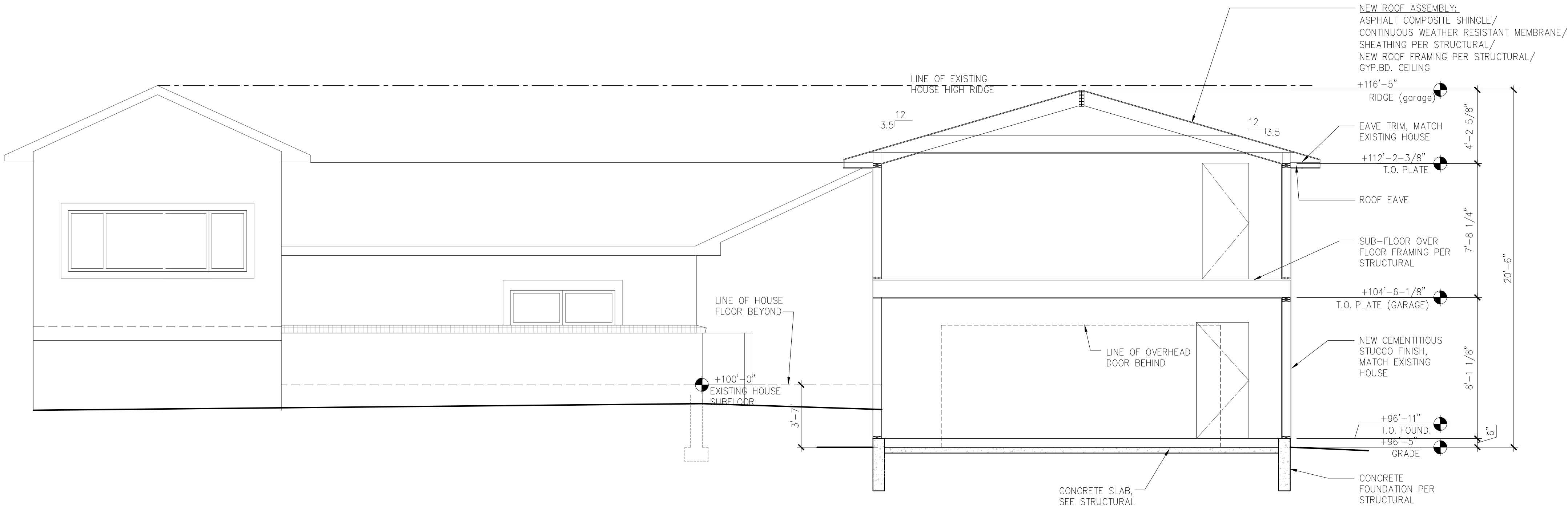
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**AFFINITY**  
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6055 Lehman Drive  
Suite 106  
Colorado Springs, CO 80111  
o: 719-900-6504  
info@affinity-cg.com



1 GARAGE SECTION  
1/4" = 1'-0"

SHEET:  
SECTIONS

JOB NO:  
20-274-BUTLER  
GARAGE ADDITION

MIKE BUTLER  
520 EMPRESS ST  
SECURITY, CO

DATE:  
8/1/2022

PHASE:  
CD

DRAWN BY:  
RLK

A5.0



**ADMINISTRATIVE VACATION OF A PORTION OF A DRAINAGE AND UTILITY  
EASEMENT WITHIN UNINCORPORATED EL PASO COUNTY, COLORADO**

**WHEREAS**, Angela Jackson-Butler is the current property owner of Lot 7A Wilsons Widefield Addition 7 Filing No. 2 subdivision, recorded at Reception Number 215713690 in the Office of the Clerk and Recorder, El Paso County, Colorado;

**WHEREAS**, said Lot 7A is encumbered by an eight-foot-wide public utility and drainage easement along the northern property line of the parcel; and

**WHEREAS**, Angela Jackson-Butler has requested that a portion of said easement be vacated as depicted on Exhibit A, attached; and

**WHEREAS**, this proposed vacation of a portion of the easement can be accomplished utilizing an administrative procedure; and

**WHEREAS**, the proposed vacation does not substantially modify the original Subdivision Plat; and

**WHEREAS**, the following have responded indicating no objection or concern with the proposed vacation of the drainage and utility easement:

Black Hills Energy - Aquila  
Mountain View Electric Association, Inc.

**NOW, THEREFORE, BE IT RESOLVED** that the portion of the 8-foot drainage and utility easement encumbering Lot 7A Wilsons Widefield Addition 7 Filing No. 2 is hereby vacated as depicted on Exhibit A;

**AND BE IT FURTHER RESOLVED** that all other terms, limitations and conditions of the Wilsons Widefield Addition 7 Filing No. 2 subdivision plat remain valid and in effect.

**AND BE IT FURTHER RESOLVED** that this vacation of the above-mentioned easement is graphically depicted on a Vacation Map marked as Exhibit A and attached hereto.

APPROVED this 18<sup>th</sup> day of January 2022.

El Paso County Planning and Community Development Department

  
\_\_\_\_\_  
Craig Dossey Executive Director

Exhibit A: Vacation Map

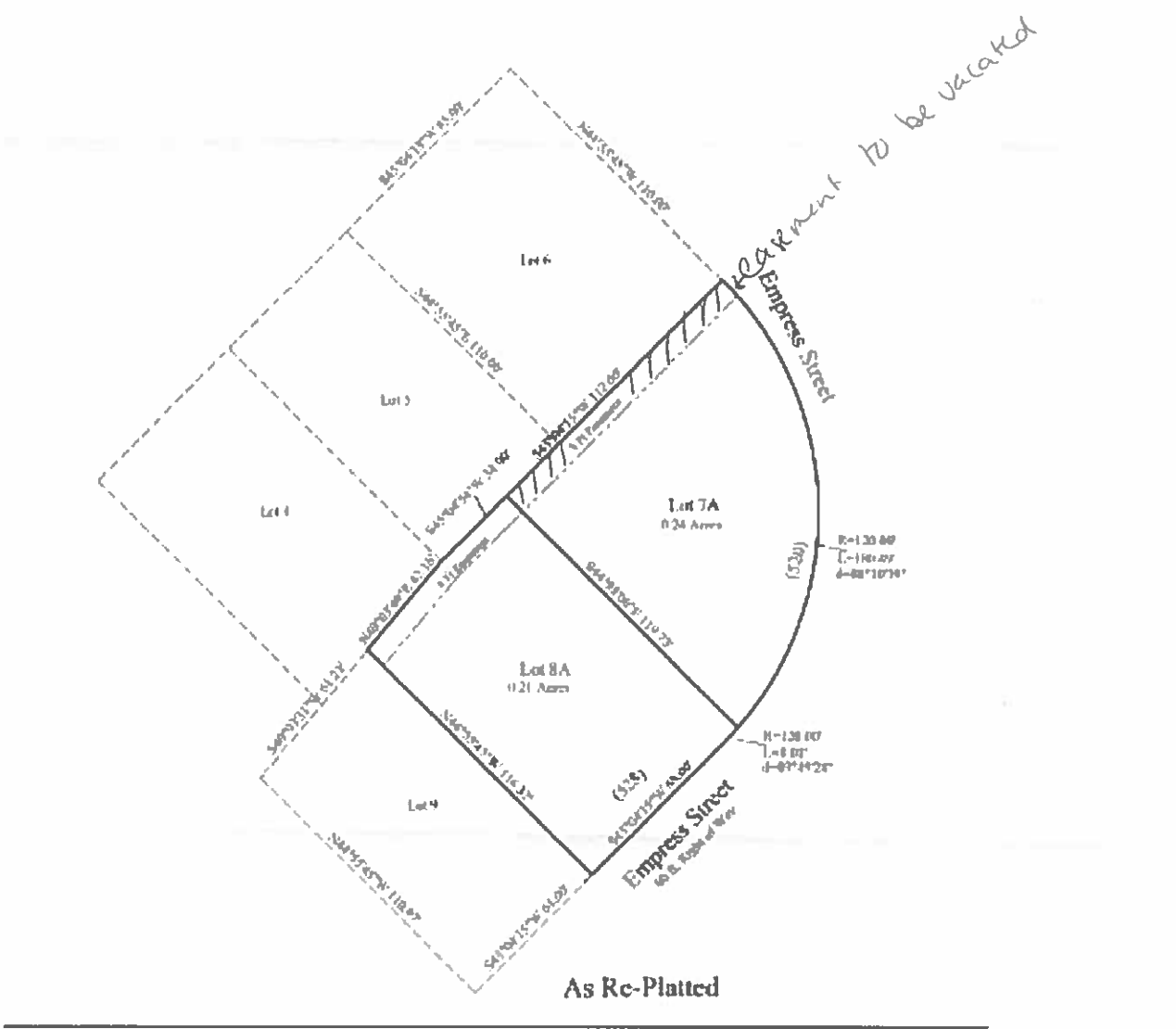
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01/20/2022 12:19:02 PM  
Doc \$0.00 2  
Rec \$18.00 Pages

El Paso County, CO



222009326

Exhibit A



## **LETTER OF INTENT FOR GARAGE BUILD**

520 EMPRESS STREET  
COLORADO SPRINGS, CO 80911

**TO:** El Paso Planning & Community Development Team

**FROM:** Angela Jackson-Butler and Michael Butler, Home Owner(s)

**DATE:** July 6, 2022

**SUBJECT:** Letter of Intent for Garage Build

My husband and I are writing this letter to inform the El Paso Planning & Community Development Team of our intent to build a garage on our property located at 520 Empress Street, Colorado Springs, CO 80911. Based on the Dimensional Variances and Appeals to the Board of Adjustment Grant of Variance of Specific Development Standards below, we are requesting a Board of Adjustment to grant a variance to the current setbacks for our front yard.

(a) Variances to Physical Requirements. The Board of Adjustment is authorized to grant variances from the strict application of any physical requirement of this Code which would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the owner of the property. Practical difficulties and hardship, in this context, may exist where the legal use of the property is severely restricted due to (1) the 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.

(b) The Board of Adjustment may also grant variances from the strict application of any physical requirement of this Code based upon equitable consideration, finding that the burdens of strict compliance with the zoning requirement(s) significantly exceed the benefits of such compliance for the specific piece of property and;

- The variance provides only reasonably brief, temporary relief; or
- The variance request includes an alternative plan, standards or conditions that substantially and satisfactorily mitigate the anticipated impacts or serve as a reasonably equivalent substitute for current zoning requirements; or
- Some other unique or equitable consideration compels that strict compliance not be required

We have one issue we need to resolve prior to building the garage, gaining approval for a front yard setback of 11' 4" in lieu of the required 25'. This does not take into account the additional 10 foot lot frontage between our lot line and the bordering sidewalk. The end result, if the 11' 5" setback is approved, would be an approximate measurement of 21' 5" between the front of the garage to the interior side of the sidewalk.

### **Project Information:**

Parcel Number: 5519403015

Legal Description: Lot 7A, Wilson's Widefield Addition No. 7, No. 2, County of El Paso, State of Colorado

Lot Size: .24 acres (10,454.4 SG FT)

Lot Zoning: RS-5000 (Residential Suburban)

House Measurements: 55.2" x 46.3 = 2555.76 SQ FT

Garage Size: 24' x 24' (576 SQ FT)

Current Lot Coverage:  $2555.76 / 10,454.4 = .244$  (24%)

Project Lot Coverage with Garage:  $2555.76 + 576 / 10,454.4 = .299$  (30%) 40% lot coverage authorized

Project Issue Area due to Pie Shape of Lot (creating a hardship):

**HARDSHIP NOTE:** Based on the above Board of Adjustment criteria, we feel we have a unique or equitable consideration with the shape of our lot. Our lot is pie shaped and makes building very hard with the current setback requirements in place. Between the placements of the house, the pie shape of the lot and the required 25' setback, there is a definite hardship to build the requested size garage. We have already gained approval for a 20' Administrative Setback Relief but even with the additional 5', the back left corner of the garage would sit directly

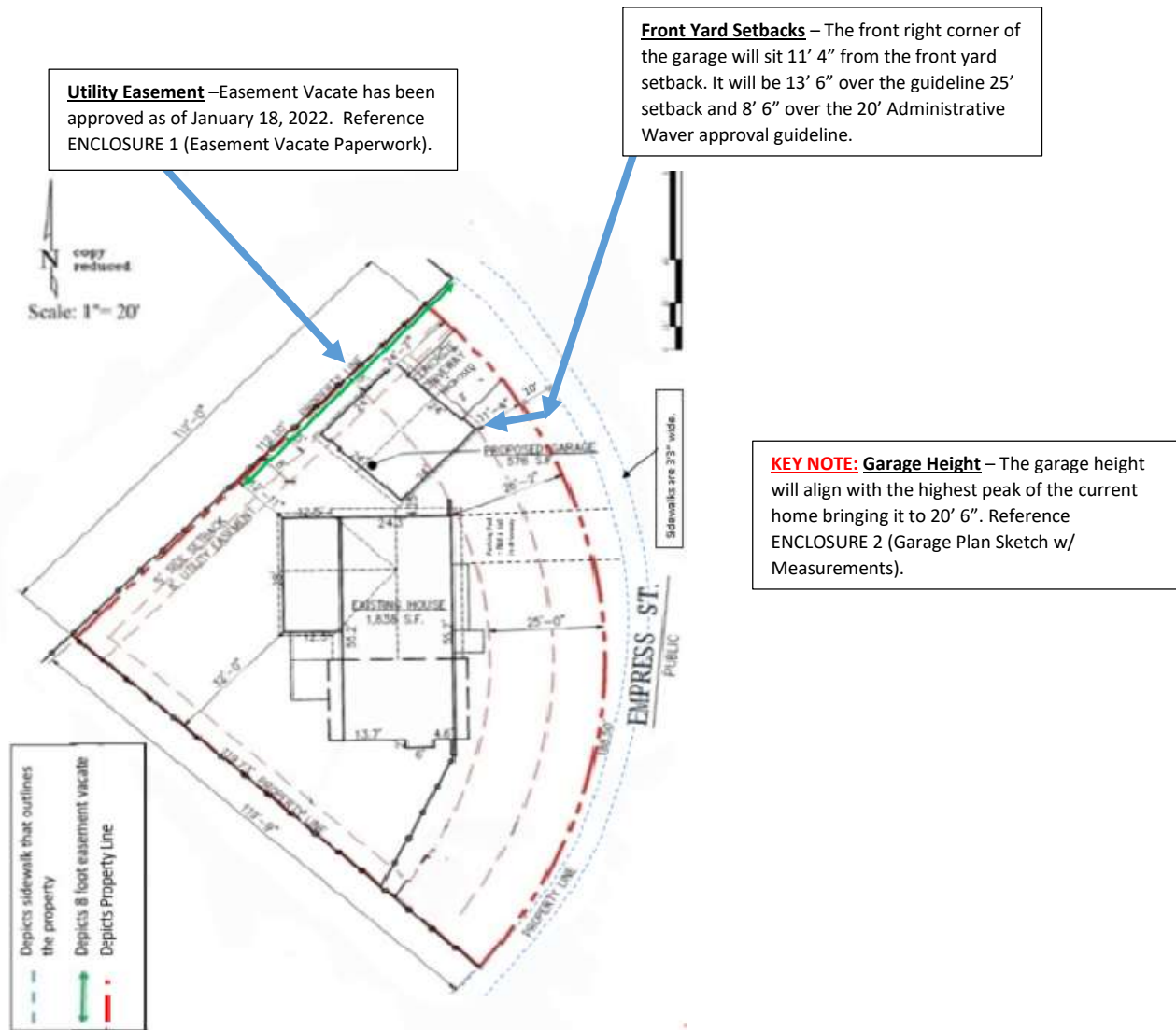
## LETTER OF INTENT FOR GARAGE BUILD

520 EMPRESS STREET  
COLORADO SPRINGS, CO 80911

next to the house. The architect and engineer we have working on the garage plans have warned that it would not be advisable to build so close to the house due to the disturbance of the foundational wall / frost line possibly resulting in structural damage and costly foundation problems in the future. They recommend pushing the garage away from the house and further into the front setback in order to avoid any foundation or structural issues in the future.

**ISSUE:** Front yard setbacks.

We plan to build a garage on the North side of our home. Our home sits in the center of the lot, making the front yard setbacks a problem. The guidelines state front yard setbacks will be 25' and if the build goes into these established setbacks, the home owner must ask for approval before building any permanent structures on their property. We have been working with an architect and the preliminary DRAFT sketch below shows the right, front corner of the garage going into the required 25 feet setback. The front corner of the garage will set 11' 4" from the designated setback line (annotated in RED on the DRAFT sketch). Because of this, we are requesting adjustments to our front setback requirements to gain approval to build the garage on our property.





## **LETTER OF INTENT FOR GARAGE BUILD**

520 EMPRESS STREET  
COLORADO SPRINGS, CO 80911

### **Additional Information:**

There will be no adverse impact to the surrounding properties if the front setback adjustments are approved.

To include:

- All surrounding neighbors have been notified of the requested changes due to the garage build and no neighbors have expressed concern regarding the distance from their property or any view concerns.
- Granting the setback relief will not increase the number of dwellings units on the parcel.

Please contact me with any questions. You can reach me at my office number (719)503-0337, Monday – Friday (8:00 AM – 5:00 PM), my cell phone number (254)681-5945, Monday – Friday (after 5:00 PM; and all day on the weekends) or via email at [angela.jacksonbutler@gmail.com](mailto:angela.jacksonbutler@gmail.com). Thank you for your time and help.

v/r,  
Angela Jackson-Butler

ATTACHMENT (2)

ENCLOSURE 1 (Easement Vacate Paperwork)

ENCLOSURE 2 (Garage Plan Sketch w/ Measurements)

## El Paso County Parcel Information

PARCEL	NAME
5519403015	JACKSON-BUTLER ANGELA

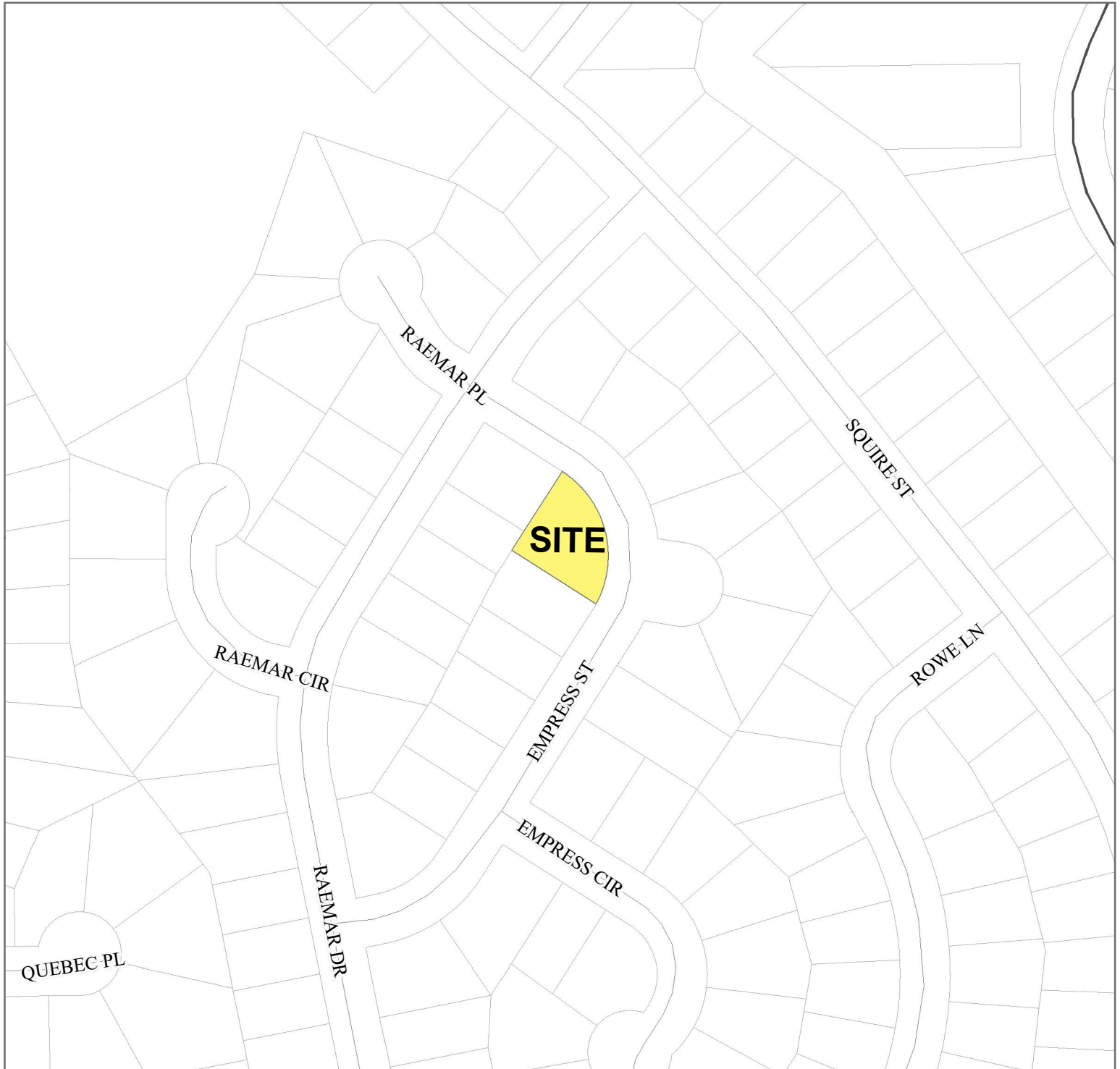
File Name: BOA-22-008

Zone Map No.: --

ADDRESS	CITY	STATE
520 EMPRESS ST	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80911	2610

Date: August 10, 2022



Please report any parcel discrepancies to:  
El Paso County Assessor  
1675 W. Garden of the Gods Rd.  
Colorado Springs, CO 80907  
(719) 520-6600



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