



- Please add "PCD File No. BOA-22-004".
- Please add a statement confirming the proposed request will not adversely impact existing drainage patterns or downstream properties.

Owner Contact Information:

Name(s): Edwin and Dee Ann Kraft

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Applicant Name:

Company Name: LGA Studios

Company Representative: Larry Gilland

Phone Number: (719) 635-0880

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Property Address: 225 Northfield Road, Colorado Springs, CO 80919

Tax Schedule Number: 7301001003

Zoning Classification: A-5

The site at **225 Northfield, Tax Schedule Number 7301001003** currently has a gravel driveway to the building site at the end of Northfield Road. The topography has a reasonably tight building pad area with slopes on the North, South and West side. The majority of the lot to the east is very steep, with very limited areas where a home site could be. It would face North instead of the West with views of Pikes Peak and therefore undesirable for building a home.

Please state the proposed setback for the home

The attached site and topography shows the limited location for a building site. Given the setbacks in this Zone requiring 25' side yard and with the area of the site that has a reasonable topography, it restricts the ability to build a home of reasonable size-comparative to other homes in the area. A number of homes in the area are Ranch Style homes with three (3) car garages. The adjacent property to the South is currently owned by the owner. The new proposed home would not impact the home to the South with the proposed design. The other adjacent homes to the West are significantly farther away from the proposed new home and significantly lower in elevation.

The proposed new home will fit the topography of this site. The only portion of the site that will be past the 25' setback will be for a Greenhouse space set at a basement grade with a shallow pitch roof and a small corner of a bedroom space and a very small corner of deck space. The impacts to the new proposed floorplan meeting the setbacks would create odd shaped spaces in order to comply with setbacks, thus it would create functional obsolescence to the floorplan. The intent is for one level living for the owners as they age in place and to create a home valued for resale long into the future. Restricting that use by a small impact to a side setback with a site of such unusual topography truly restricts any owner on the use of their property.

Currently there is no known overlay restrictions.

The homes in the neighborhood as noted above in this overall area are either being remodeled with additions, or newly built homes of larger stature. Therefore, the request has minimal impact to the surround area and homes in this neighborhood.