

EL PASO COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

July 12, 2017

Robert and Karen Magistrelli
9125 Canyon Road
Woodland Park CO 80863

RE: Magistrelli Setback Dimensional Variance (BOA-17-002)

This is to inform you that the above-referenced request for approval dimensional variance to allow a rear yard setback of 8.8 feet for an existing cabin, where 25 feet is required has been approved. The 3.17-acre property is located approximately one-quarter (1/4) mile north of U.S. Highway 24 in Crystola, Colorado, is within the A-5 (Agricultural) zoning district and the Ute Pass Comprehensive Plan (1982). The request is necessary due to the loss of the structure's legal nonconformity by improving the encroaching cabin beyond thresholds established by Section 5.6.3(A) of the El Paso County Land Development Code (2016). The applicants have recently restored the encroaching cabin, located within the rear yard setback, to more than the authorized 50 percent limit of value (Section 5.6.3 (A)). Approval of the request for an 8.8-foot rear yard setback dimensional variance will make the cabin location conforming as it exists today. (Parcel No. 82323-02-003)

This approval is subject to the following:

Condition

1. Approval only applies to the setback encroachment of the cabin depicted as "Cabin C" on the site plan. Approval does not apply to any other elements depicted on the site plan.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,

Len Kendall
Project Manager/Planner I

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



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*Mailed
7/12/17*