

Board of Adjustment

Property Tax Schedule #: 6502312046

Current Zoning: RS-5000CA (CAD-O)

Please include the following: PCD File No. BOA245

To whom this may concern,

I am reaching out to request that the Bureau of Adjustment approve a dimensional variance on the 5 foot setback from the south ~~facing~~ property line. The current structure is 32 feet and 7 inches from the city sidewalk and 48 feet from the east property line. The current structure is setback 3 feet from the south ~~facing~~ property line. We are requesting a 2 foot dimensional variance. The reasons for our relief request are as listed below.

1. Excess belongings originally were stored at a storage locker that was rented for a total of 8 years amounting in about \$15,000. After recent flooding, 6 inches of water infiltrated the locker and damaged our belongings which were then removed from the storage locker and brought onto the property and into the garage.
2. Christine Struif (co-owner of property and spouse to Joseph Struif) had a major car accident resulting in back and neck injuries. Due to these injuries, it is necessary for her vehicle to be parked in the garage to prevent snow and ice buildup.
3. Structure was placed in the only feasible location on the property as the lot consists of only 0.119 acres/5,184 square feet. The house amounts to 1,528 square feet. The structure amounts to 160 square feet.
4. Due to the narrowness of the lot and the location of the existing garage, the relocation of the structure would eliminate an ADA walkway to the backyard and access to the gas line, electrical, and solar meters.

The structure will be painted and finalized to look uniform with the house and does not diminish curb appeal. Please see the attached letters from each neighbor surrounding the property approving of the placement of the structure. All contact information is included on each of the letters provided.

Please include a statement regarding drainage and include the following in the discussion:

Drainage from the proposed garage will not impact adversely impact downstream or adjacent properties.

Thank you,  
Joseph T. Struif

4390 Dooley Way, Colorado Springs, CO 80911

507.269.0039

[struifs950@gmail.com](mailto:struifs950@gmail.com)

To Whom It may Concern

11/18/24

I Henry Johnson at 4420 Dooley Way  
am ok with his sheet being placed  
3 feet on the south side of his property  
line. I helped him put it up knowing it  
would not be a problem having that between  
our two homes.

Respectfully Henry Johnson  
Cell: 714-233-4146.

P.S I am the neighbor ~~are~~  
on the south side of 4390 Dooley  
Way of Joe Struif.

10/19/24

I ~~Alan Bykowski~~ AM NOT OPPOSED TO  
JOSEPH STRUIFS SHED BUILT ON THE SOUTH  
SIDE OF HIS GARAGE. IT DOES NOT BLOCK  
MY VIEWS THANK YOU, I LIVE AT 4415 DOOLEY  
WAY COLD SPRGS CO. 80911

~~Alan Bykowski~~

PHONE # 719-373-2724

To Whom it may Concern

1 My name is Larry Dyer and I am a  
2 neighbor whose property is situated  
3 southeast of Joseph Straits property.  
4 I have no problem with The Shed That  
5 he has constructed due to the fact  
6 that it in no way compromises my  
7 property. My landscape, view, etc. have not  
8 changed in any way. I am always pleased  
9 as a homeowner when my fellow  
10 neighbors take upon themselves to  
11 improve not only their personal property,  
12 but to enhance their fellow neighbors.

13  
14 IF you have any questions or concerns  
15 please feel free to contact me

16  
17 Respectfully  
18 Larry L Dyer  
19 Ray A Dyer

20  
21 4440 Dooley Way  
22 (734) 754-0652  
23  
24  
25

11/14/2024

To Whom It may concern,

I am writing to you in regards to our neighbors at 4390 Dooley Way, Colorado Springs, CO 80911. The shed they have built on the southside of their home does not cause any problems to us. Our neighbors are great homeowners who keep their property well maintained all year around. We believe they should be allowed keep the shed as an addition to their property.

Please don't hesitate to contact me if any other information is needed.


Best Regards,


Joseph & Alyssa Martinez  
(702) 754-6410



# V1 - Letter of Intent.pdf Markup Summary

## Callout (1)


 Board of Adjustment  
Prop  
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to request that the Bureau of Adjustm  
back from the south facing property li

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**Page Label:** 1  
**Author:** Joseph Sandstrom  
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Board of Adjustment

## Line (3)


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## Text Box (3)




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**Page Label:** 1  
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**Date:** 1/2/2025 11:33:19 AM  
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Please include a statement regarding drainage and include the following in the discussion:

Drainage from the proposed garage will not impact adversely impact downstream or adjacent properties.



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Please include the following: PCD File No. BOA245

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CA(CAD-O)

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(CAD-O)