

**Letter of Intent (PCD File#ADR-22-005)**

Owner name: Zac Oliver

Phone number: 303-829-1272

Email: [zacgoli@gmail.com](mailto:zacgoli@gmail.com)

Property address: 18145 Briarhaven Ct, Monument CO, 80132

Property Tax schedule number: 7113101085

Current Zoning: RS-20000

Contractor/Permit: TuffShed (prefabrication)

**Introduction:** The homeowner intends to add a new 17x20 ft structure(workshop) to our lot on the South side of Lot 21. Total square footage of our lot is about 20,000sf. The house is 1,689 sf, and the workshop will be 340sf. It will be placed 12 feet away from the 15 foot required side easement, and 30 feet back from the front of our lot.

**Proposal:** The application covered by this Letter of Intent includes a request for Administrative relief of a 12 foot side setback where a 15 foot side set back is required.

**Existing Facilities:**

The only current structure on this lot is our house.

**JUSTIFICATION:** The intent of this Administrative Relief request is to have a separate workshop/space for woodworking, extra storage, and to solve a lot of problems we currently have in our garage such as organization. This request only deals with the side setback size and meets all other intents of the LDC.

The new structure will not impact any adjacent neighbors property in any way, nor will it impact any drainage patterns.

**Reasons for administrative relief request:**

-We have 3 dogs, and there is a dog run behind where I want to place the work shed that's a designated dog area.

-We have a supporting retainment wall that will prevent us removing all of it in order to accommodate the structure being 15 feet away from the side.

-This specific area on our lot makes the most sense out of anywhere within the lot. All other areas would not meet required setbacks, there are slopes and uneven terrain, and It makes the most sense from a logistical perspective.

*The intent of this Code and the specific regulation in question is preserved. The request is for a minor adjustment to this specific lot. All other aspects of the Code will be adhered to. With the approval of this administrative relief, no subsequent requests are anticipated.*

