

April 21, 2022

El Paso County Board of Adjustment
2880 International Circle
Colorado Springs, CO 80910

RE: Application for Set Back Variance, Parcel ID 6511212032

Dear Members of the Board:

Please accept this letter as attached to and made a part of the Application for a Set Back Variance for El Paso County Assessor Parcel ID 6511212032, also known as 4576 Hennings Drive, Colorado Springs, CO 80911 (the property).

This project is in front of the Board on an application to approve a setback variance to allow for a detached structure (a carport) to be located on the concrete pad that exists on this property mentioned above. The property is owned by Terry and Nina Salazar and was purchased by them in 2007. The carport would be a detached structure measuring 22' L, 17' W, and 8' H. There is nothing that will obscure the vision of the walkway while backing out of the drive pad. We have remeasured the length of this proposed carport and dropped one foot back from 23' to 22' to stay compliant with what your engineer, Ed Schoenheit, had emailed Kylie Bagley upon his Google map view. His Google map view displayed three trees that we had removed last year so that opened up that view to the street. There are split fences on each side of the front of the house that separate me from my neighbors on both sides. This location faces east so again there is visibility of people that may walk by and does not encroach on the ROW.

This is an intent to construct a carport on the concrete pad, which faces east on our property, of 4576 Hennings Drive. Since we have been impacted by severe hail storms since 2016 we decided it was time to have a carport put up to eliminate damage to our vehicle and stop the continual insurance claims we have made with our homeowners insurance.

We have a two car garage, but we are unable to park our truck inside, as the garage measures 18' long and our truck is 20' 8" long. Therefore, the garage is too short for us

to stick another vehicle inside, as we currently store a classic car in it. Due to severe weather it has been a financial hardship to recover these past years with placing insurance claims year after year, which caused our insurance rate to go up and then fearing they would drop our coverage. This is not a want, but a need to protect our vehicles, and ourselves from running through storms to get to the front door of our home.

After the EA meeting that was held September 2021, I was diagnosed with cancer and for the following five months I was not able to proceed with applying for the BOA. I had gone through a major surgery and was not able to complete the packet, but now I am able to proceed by submitting this application and paying for the driveway permit.

This structure will not be encroaching on anyone's property nor is there impaired visibility to the sidewalk facing south, east and north. There is no foreseeable flooding that would occur with this structure being put up in front of our garage. All surrounding neighbors are in agreement and have signed your form indicating they have no problem with us putting a carport on our drive pad. The requested variance would not be detrimental to anyone and these unique measurements of this project would fit on the existing concrete pad that this structure would sit upon.

Sincerely,



Nina Salazar
4576 Hennings Dr
Colo. Springs, CO 80911