

February 7, 2022

Letter of Intent -

After the EA meeting that was held September following four months I was not able to proceed major surgery and was not able to complete the submitting this application and want to move forward

This is a letter of intent to construct a carport on property, of 4576 Hennings Drive. Since we have 2016 we decided it was time to have a carport

We have a two car garage, but we are unable to fit a 18' long and our truck is 20' 8" long. Therefore, we cannot fit a vehicle inside, as we currently store a classic car. It is a financial hardship to recover these past years' worth of vehicles, then fearing they would drop our coverage. This is a financial hardship to recover these past years' worth of vehicles, and ourselves from running through snow

This structure will not be encroaching on anyone's sidewalk facing south, east and north. There is no issue with this structure being put up in front of our garage

Sincerely,

Nina Salazar
4576 Hennings Dr
Colo. Springs, CO 80911

Please add the following:

- Zoning district of the property
- Contact information including telephone number and email for the property owner
- State what provisions in the code aren't being met and what you are proposing
- A discussion detailing the proposed dimensional variance request compared to the applicable dimensional standards of the Land Development Code.
- A discussion detailing any practical difficulties and hardships that exist that cause legal use of the property to be severely restricted due to one of the following:
 - The exceptional narrowness, shallowness or shape of the specific piece of property, or
 - The exceptional topographic conditions or other extraordinary or exceptional situation or condition of the piece of property.
 - A discussion detailing any burden that is created or would be caused due to strict compliance with the zoning requirements and which significantly exceed the benefits of such compliance for the specific piece of property and would result in any of the following:
 - The variance provides only reasonably brief, temporary relief, or
 - The variance request includes an alternative plan, standards or conditions that substantially and satisfactorily mitigate the anticipated impacts or serve as a reasonably equivalent substitute for current zoning requirements, or
 - Some other unique or equitable consideration compels that strict compliance not be required.
 - A discussion regarding the surrounding area and how the proposal fits within the context of the area and any potential impacts related to granting the requested relief.

February 7, 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 23' L, 17' W, and 8' H with a 12" panel on each side (north and south) to help further protect our vehicle from hail damage. There is nothing that will obscure the vision of the walkway while backing out of the drive pad. Currently there is a split fence that separates my front lawn from this concrete pad and I plan to remove that once the carport is being constructed. 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. All surrounding neighbors have signed your form indicating they do not mind that we put up a carport.

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 be constructed upon.

Sincerely,

Nina Salazar
4576 Hennings Dr.
Colorado Springs, CO 80911