

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

February 10, 2021

John Karls  
1630 Delta Road  
Colorado Springs, CO 80920

**RE: BOA-20-004: Karls Addition**

This is to inform you that the above-referenced request for approval on February 10, 2021 was approved for the following:

1. Reduce the minimum width at the front setback line to 100 feet where the required minimum lot width at the front setback line is 200 feet in the RR-2.5 (Rural Residential) zoning district; and
2. Allow a side yard setback of 6 feet where 15 feet is required for an attached garage addition within the RR-2.5 (Rural Residential) zoning district.

The 3.11-acre property is located one-quarter of a mile southeast of the Old Ranch Road and Voyager Parkway intersection on the north side of Delta Road. The property is not included within a small area plan.

**Parcel No.: 62290-07-023**

This approval is subject to the following:

**CONDITIONS**

1. The approval applies only to the plans as submitted. Any expansion or additions to the proposed request to allow a lot width at the front yard setback line of 100 feet where a minimum of 200 feet of lot width is required and to allow a 6-foot side yard setback for a garage addition onto the existing dwelling where 15 feet is required may require separate Board of Adjustment application(s) and approval(s) if the development requirements of the applicable zoning district cannot be met.

2. Approval of a site plan by the Planning and Community Development Department and issuance of a building permit from the Pikes Peak Regional Building Department are required prior to construction of the proposed additions to the home.

#### **NOTATIONS**

1. Physical variances approved for a proposed structure (except for lot area variances) are valid only if construction of the structure is initiated within twelve (12) months of the date of the Board of Adjustment approval.
2. The PCD Director may require a survey, certified by a registered surveyor, licensed in the State of Colorado, depicting the improvement in relationship to the lot lines affected to demonstrate compliance with the approval of the administrative relief.

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

Sincerely,

A handwritten signature in cursive script that reads "John Green".

John Green, Planner I  
BOA-20-004