

Letter of Intent

Owners:

Johnny and Kathleen Karls
1630 Delta Rd. Colorado Springs, CO 80920

for the legal discription document just provide the address and the legal description below.

THAT PART OF LOT U BLK B SPRING CREST FIL 2 AS FOLS. BEG AT A PT ON N LN OF SD LOT WHICH IS 296.66 FT WLY FROM NE COR THEREOF, TH ANG L 105<37'40" SELY 509.44 FT, ANG R 64<36'50" SWLY 45.00 FT TO NLY R/W LN OF DELTA RD, SELY ALG SD NLY LN 20.0 FT TO SE COR OF SD LOT, NELY ALG SELY LN OF LOT 486.0 FT TO MOST ELY COR OF LOT, NWLY ALG NELY LN OF LOT 285.52 FT TO NE COR OF LOT, TH SWLY ALG NLY LN OF LOT 296.66 FT TO POB

Site Location:

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- > Commonly known as 1630 Delta Rd., Colorado. Springs, CO 80920
- > Area: 3.11 Acres
- > Zoning: RR2-5
- > Tax Status: Taxable
- > Assessment Rate: 7.150
- > Plat No: 2282
- > Land Details: Single family residence
- > Parcel number: 6229007023
- > Springcrest house #: 23
- > Style: Ranch
- > Year Built: 1969
- > Purchased by Karls: 2/23/2010
- > Delinquent mortgage, escrow, taxes, insurance payments – none

Request: This is a request is for a dimensional variance to legalize an existing structure, propose an additional structure (garage) within the required setback on the west side, propose an additional structure (living space) to encroach 9' into the 15' side setback on the south side, and to construct a fence along a common property boundary. In summary, we want our primary living space and garage on one level.

Justification:

- Age- we are both well into our 50s and intend to live here till we die. The stairs and distance to the existing (downstairs basement) garage, family room, guest room, and laundry room are proving to be more and more problematic.
- We both have bad knees, so stairs are becoming increasingly difficult. Johnny has had 3 knee surgeries to date and has been recently diagnosed with cancer. Two level living is a permanent and worsening condition for both owners.
- Though the property is relatively large, we have very little buildable flat space due to the immediate slope behind the house. This (proposed) front and side of our house is the *only possible flat space* to build.
- Regarding easement, on the south side, there is a distance of 100+ yards between our house and the next house; thus, plenty of utility accessibility space if ever needed. On the west side, we plan to maintain the required 15' easement.
- A very similar proposal was made by the previous owners 20 years ago and El Paso county *approved* it. The owners decided to move instead of build.
- The only utility provider using that easement space for the past 50 years since the house was built is telephone, and even that will not be affected.

Anticipated Schedule: We would like to build asap.

Proposed Use: Garage, laundry room, family room, (all currently downstairs basement) and master bedroom.