

# Letter of Intent

Adjusted 11/24/20 Jfk

## Owners:

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

Include specific request for lot width reduction once front measurement is known.

## Site Location:

> Legal Description: 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

> Commonly known as 1630 Delta Rd., Colorado. Springs, CO 80920

**Request:** This is a request is for a dimensional variance to legalize the 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. In summary, we want our primary living space and garage on one level.

## Code 2a. Grant for Variance of Specific Development Standards

### Exceptional and undue hardship:

- 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 would like to move all of our living space to one level so we can remain in this house. We love the neighborhood, the property, the area, and even the house; thus, we want to make it practical to live in.
- 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.

### Peculiar and exceptional practical difficulties:

- The entire house currently is in violation of the street-to-house setback code which states that the house cannot be built on a property until the property is 200' wide. We believe, when the house was built 51 years ago, this property and the property to the northwest were one property. So, first of all, this "violation" needs to be cleared/resolved.

### Topography:

- Though the property is relatively large, we have very little buildable flat space due to the immediate slope behind the house. Behind the house, drop off begins at about 20' and drops about 60' This (proposed) front and side of our house is the *only possible relatively flat space* to build.

### Some other unique or equitable justifications that compels strict compliance not to be required:

- Regarding easement on the south side (where we are seeking a variance), 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 Community Development Department *approved* it. The owners decided to move instead of build. We have all the same immediate neighbors.
- The only utility provider using that easement space for the past 51 years, since the house was built is telephone, and even that will not be affected.

Remove this and incorporate his comments into the letter of intent in sentence form.

**Anticipated Schedule:** We would like to build asap.

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

**Traffic and drainage:** PCD Engineering Division comments: Review comments provided by Jack Patton, [jackpatton@elpasoco.com](mailto:jackpatton@elpasoco.com), (719) 520-7951. 11/16/2020 3:57:50PM. Mr. Patton's comments: (on) Letter of Intent. Please include the following to address traffic and drainage:

- "The proposed development will not significantly increase traffic to the property."
- The proposed development's land disturbance is less than one acre and will not adversely affect adjacent or downstream flow."
- Please include: "The 6' utility and drainage easements shall not be encroached upon."

# Letter of Intent\_v2.pdf Markup Summary

---

## Cloud+ (2)

---



**Subject:** Cloud+  
**Page Label:** 1  
**Author:** John Green  
**Date:** 12/17/2020 11:59:22 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Remove this and incorporate his comments into the letter of intent in sentence form.



**Subject:** Cloud+  
**Page Label:** 1  
**Author:** John Green  
**Date:** 12/17/2020 12:00:20 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Include specific request for lot width reduction once front measurement is known.