

## Notice to Adjacent Owners

**From:** Johnny and Kathleen Karls  
**Address:** 1630 Delta Rd., Colorado Springs, CO 80920  
**Phone:** Johnny 719-439-3432 or Kathleen 719-439-3101  
**To:** Robert McCoy

Dear Bob (and Kathleen),

This letter is being sent to you because we, Johnny and Kathleen Karls, are proposing a land use project in El Paso County at the referenced location. This information is being provided to you prior to a submittal with the county. Please direct any questions on the proposal to the referenced contact above.

Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time, you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against, or expressing no opinion in writing or in person at the public hearing for this proposal.

**Site location:** 1630 Delta Rd., Colorado Springs, CO 80920

**Size & Zoning:** Size: 3.11 acres                      Zoning: RR-2.5

**Request:** To get our primary living space and garage on one level.

First, in order to make any alterations to our existing house at all, we must deal with an unexpected El Paso County regulation challenge. This reg states that for RR-2.5 zoning, homes can only be built on the property where the property is 200 feet wide or more. We've learned that our entire house is within the 200' setback. We believe, when our house was built, the property included the piece of land to the southwest of us, which made the house site legal, but then the property was divided. Thus, our first request to the county is to officially legalize the existing property, in other words, request our setback at 100' rather than 200'.

Second, this is a request to: a) add an additional structure (garage) not encroaching upon the required setback on the southwest side, and b) add an additional structure (living space) to encroach 9' into the 15' side setback on the southeast side.

### **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. The front and side of our house is the *only possible flat space* to build.
- Regarding easement, on the southeast 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 southwest 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, thus the approval apparently expired.

Please see the following page for **existing and proposed facilities, structures, roads**, etc. and **Vicinity Map showing the adjacent property owners**.

This is a formal document required by the county as part of the permit process.

Sincerely, Johnny and Kathleen Karls

## Notice to Adjacent Owners

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Sent To: Robert McCoy  
Street and Apt. No., or PO Box No.  
1635 Old Ranch Rd  
City, State, ZIP+4®  
COS, CO 80920

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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