

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

May 13, 2020

Teddy Clutter
105 Esther Drive
Colorado Springs, CO, 80911

RE: BOA-20-001: Clutter Variance

This is to inform you that the above-referenced request for approval of a dimensional to legalize a 100 percent opaque fence with a maximum height of 74 inches in the front setback where 30 inches is allowed for a fence more than 25 percent opaque, as well as a front setback of 22 feet where 25 feet is required for an existing addition to a single-family dwelling was approved at the Board of Adjustment meeting on May 13, 2020. The 7,200 square foot lot is located within the RS-5000 (Residential Suburban) zoning district on the south side of Esther Drive, approximately one-quarter (1/4) of a mile west of the intersection of Esther Drive and Main Street.

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 fence and front porch addition 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 dimensional variance for the height of the fence in the front setback is only valid for a period not exceeding three (3) years. The applicant may petition the Board of Adjustment for an extension of the expiration date prior to such expiration. Any request to extend approval of the variance that is received after the expiration period shall be considered a new dimensional variance application.

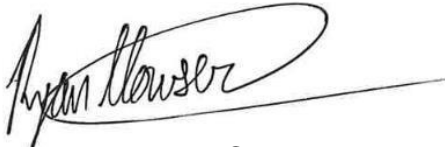
3. Approval of the dimensional variance for the porch encroachment shall not be subject to an expiration date and shall hereafter run with the property.

NOTATION

1. 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 dimensional variance.

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 black ink that reads "Ryan Howser". The signature is written in a cursive style and is positioned above a horizontal line that extends to the right.

Ryan Howser, AICP, Planner I
BOA-20-001