

Kevin Mastin, Interim Executive Director
El Paso County Planning & Community Development
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Board of County Commissioners
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Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

September 8, 2020

RE: 9440 Bur Oak Ln 20% Setback Reduction

File: ADR226
Parcel ID Nos.:5515403027

This is to inform you that the above referenced request for approval of an application for administrative relief to allow:

1. A rear setback of 16' feet where 20' is the minimum setback requirement for a detached garage within the PUD (Planned Unit Development) zoning district.

This application was **approved** by the Planning and Community Development Director on September 2, 2022. It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the review criteria for Administrative Relief included in Section 5.5.1 of the El Paso County Land Development Code (2021). Current and future use of the property shall continue to be governed by Table 5-1, Principal Uses, of the Land Development Code. Approval of the requested administrative relief application is subject to the following:

CONDITIONS AND NOTATION

Conditions

1. Any expansion or additions beyond the initial construction of the detached single-family dwelling (e.g. deck, garage, sunroom) may require separate application(s) and approval(s) if the development requirements of the PUD 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 detached garage.
3. The design shall be engineered to mitigate for the swale located within the easement.

4. The design and construction must accommodate the drainage from the north until such time as the area to the north is developed and flow is significantly reduced from upstream. Positive flow to the west must be maintained at all times.

Notation

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 approval.

All administrative decisions, such as this one, may be appealed to the Board of Adjustment within 30 days of the date of the decision. Should you have any questions, please contact Matthew Fitzsimmons at (719) 520-4662.

Sincerely,

A handwritten signature in blue ink that reads "Kevin Mastin". The signature is written in a cursive, slightly stylized font.

Kevin Mastin, Interim Executive Director
El Paso County Planning and Community Development Department
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