



Request for Grant of Variance of Specific Setback Standards

Project Statement:

Request reduction to a 50'-0" wide west side setback line from the current 100'-0" requirement to accommodate a Garage Addition for the Single Family residence at 1510 Trumpeters Ct, Colorado Springs, CO; Lot 27, Hilltop Pines Filing No. 1, Tax ID No. 61090-006-008.

Total Lot 27 setback requirements per the Hilltop Pines PUD Development Plan: 40'-0" front, 100' west side, 50' east side and 75' rear.

Site description:

The lot is approximately 2.51 acres. The property is located along a front slightly curved property line next to Trumpeters Ct. As highlighted in the attached pictures, there is a notable lot slope down from the rear of the property toward the front. The site has a moderate spread of coniferous trees.

Impact on Drainage

The proposed garage will not effectively change the current drainage and will have no impact on neighboring properties.

Request:

The request is for a variance of a 50' wide setback on the west side of Lot 27. The current requirement of the Hilltop Pines PUD is a west setback of 100' wide. This 100' wide setback does not permit the owner's desired garage addition, whereas a reduction to approximately 50' would accommodate the needed construction. All alternative locations for an additional garage on this site have been closely reviewed and ultimately discounted for a variety of reasons. Included in this decision were slope concerns, use of extended/additional concrete driveways (possibly to the street), excessive costs, unnecessary reduction of trees, as well as including undesirable/unwanted steps for a home designed for aging-in-place and one-level living.

Justification:

Per the PUD, subdivision guidelines use both 50' and 100' side setbacks at each lot. I believe Marcene Reiss, Hilltop Pines Owner, desires to ensure setbacks allow for sufficient separation between custom homes to maintain privacy and the upscale feel of the community. As stated in Marcene's attached e-Mail, she feels that our variance request is in keeping with her subdivision's guidelines and overall intent for the development.

The shape and slope topographic for Lot 27 precludes pursuing the two alternative sites for the garage addition. If placed behind the existing home, the new structure would be approximately 8' higher than the dwelling and would require an extended driveway, unwanted steps and the cutting of valued trees. If placed in front or to the east side of the existing home, the new structure would be approximately 8' lower and have the same concerns as above plus a possible need to create a new driveway entrance from the street. As proposed, by placing the additional garage attached to the existing dwelling the loss of additional trees would be minimal, existing driveway access would be used, no steps would be required and this would be the least costly option for the owner. The distance between the west edge of the new additional garage and the east edge of the dwelling next door is approximately 180', an adequate distance for privacy and visual curb appeal.

Thank you for your consideration,

Sincerely,

Clint Dufresne
President, Level 1 Homes, Inc.

Date