



Planning and Community Development Department
 2880 International Circle, Colorado Springs, CO 80910
 Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Type D Application Form (1-2C)

Please check the applicable application type (Note: each request requires completion of a separate application form):

- Appeal
- Approval of Location
- Board of Adjustment
- Certification of Designation
- Const. Drawings, Minor or Major
- Development Agreement
- Final Plat, Minor or Major
- Final Plat, Amendment
- Minor Subdivision
- Planned Unit Dev. Amendment, Major
- Preliminary Plan, Major or Minor
- Rezoning
- Road Disclaimer
- SIA, Modification
- Sketch Plan, Major or Minor
- Sketch Plan, Revision
- Solid Waste Disposal Site/Facility
- Special District
- Special Use
 - Major
 - Minor, Admin or Renewal
- Subdivision Exception
- Vacation
 - Plat Vacation with ROW
 - Vacation of ROW
- Variances
 - Major
 - Minor (2nd Dwelling or Renewal)
 - Tower, Renewal
- Vested Rights
- Waiver or Deviation
- Waiver of Subdivision Regulations
- WSEO
- Other: _____

This application form shall be accompanied by all required support materials.

PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attached additional sheets if necessary.

Property Address(es): 1510 Trumpeters Ct	
Tax ID/Parcel Numbers(s) 61090-06-008	Parcel size(s) in Acres: 2.51
Existing Land Use/Development: Residential	Zoning District: PUD

- Check this box if **Administrative Relief** is being requested in association with this application and attach a completed Administrative Relief request form.
- Check this box if any **Waivers** are being requested in association with this application for development and attach a completed Waiver request form.

PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional sheets if there are multiple property owners.

Name (Individual or Organization): Louis J. Judge and Janet L. Judge	
Mailing Address: 1510 Trumpeters Ct, Monument CO 80132	
Daytime Telephone: (314) 434-5884	Fax:
Email or Alternative Contact Information: loujudge1@gmail.com	

For PCD Office Use:

Date:	File :
Rec'd By:	Receipt #:
DSD File #:	

Description of the request: (submit additional sheets if necessary):

<p align="center">Dimensional variance of west side setback from 100 feet to 50 feet to allow for an attached garage to be built.</p>



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APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary)

Name (Individual or Organization): Clint Dufresne, Level 1 Homes	
Mailing Address: 7780 Wildridge Rd, Colorado Springs, CO 80908	
Daytime Telephone: (719) 339-0720	Fax:
Email or Alternative Contact Information: <i>CLINT@LEVEL1HOMES.COM</i>	

AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

Name (Individual or Organization): Above	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternative Contact Information:	

AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):

An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent

OWNER/APPLICANT AUTHORIZATION:

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature: *Don Judge* Date: 06/04/2019

Owner (s) Signature: *[Signature]* Date: 06/04/2019

Applicant (s) Signature: *Clint Dufresne* Date: 06/04/2019



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