

Administrative Relief Letter of Intent

25 June 2025

Owner: Diane Gilstrap (719)675-7308 lizadiane64@gmail.com

Applicant: Same as owner

Property Address: 13285 Ravine Drive West

Property Tax Schedule: 5208232028

Current Zoning: RR-5

Description of Relief Requested: Request reduction of the setback to the front or rear of the property by as much as five feet to allow placement of a double wide manufactured single family residence.

Overlay Zoning: None

Proposed Request: Reduce the rear setback by up to five feet, with actual reduction expected to be three feet.

Reason and Justification: The reduction is required to allow the placement of a 32'x48' house on the property. Due to the irregular shape of the property and the existence of a well and sewer system on the site, no location on the property will allow the house to be placed without the requested administrative relief. Justification: section 5.5.1.B.1 allows a 20% reduction in the rear setback, which would mean up to five feet in the RR-5 Zoning District. This request is within that allowance.

Comparison of Existing Land Use and Proposed Relief: Current code regulation requires 25' rear setback. Proposed relief would allow for 20' rear setback. All other dimensional standards are met.

Analysis of Criteria for Approval:

The strict application of the standard in question is unreasonable or unnecessary given the development proposal or the measures proposed, or that the property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district.

The intent of this code and the specific regulation in question is preserved. The granting of the administrative relief will not result in an adverse impact on surrounding properties.

The granting of the administrative relief will not allow an increase in the number of dwelling units on a parcel.

The property is far narrower than neighboring lots, making it not possible to place a reasonable sized residence on the site without changing the setbacks.

The front and side setbacks will remain the same, therefore no difference will be noticed from the front.

The change to the proximity to the fence will not have any impact on neighboring properties.

Sincerely,



Diane Gilstrap