

April 27th 2024

Dear Mr. & Mrs Kenneth Cramer,

This letter is being sent to you because homeowners Thad & Teresa Monk are proposing a land use project in El Paso County located at 4980 Sapphire Drive, Colorado Springs, CO. 80918.

This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s)at:

Thad & Teresa Monk
4980 Sapphire Drive
teresajwheaton@yahoo.com
(510)559-0738
(719)963-7589

Site address and information:
4980 Sapphire Drive Colorado Springs, CO. 80918
Zoning: A1, RR0.5, CAD-O
Plat No:R01626
Legal Description:LOT 24 BLK 17 PARK VISTA ESTATES ADD
Property size: 0.700184 Acres

We, the homeowners, are requesting administrative relief with El Paso County Planning & Community Development Department to allow for a planned attached garage addition to encroach the 25ft setback at 20ft (20% relief) to the front on our property (east side). In short we are seeking permission from EPC and our surrounding neighbors to build a garage addition 5ft past the front setback limit. Side, rear & height limits will all be in compliance with the current land & development standards set forth the EPC Land Development Code Table 5-4. Density and Dimensional Standards for Agricultural, Residential and Special Purpose Districts.

Our justification for this request is to allow the new structure to follow with the current sight lines of our home that already sits at 20ft at it closest point to the east side property line. It is reasonable to consider consistency and compatibility with the existing building environment of our current property. We believe this will be the best for aesthetic appeal & provide for the best use of our property features. Furthermore, granting this relief will avoid disturbing a 25 year old Oak tree, plus other vegetation that resides directly behind our proposed garage plans. We would hate to loose any mature trees that are an important part to the ecosystem and greatly enhance our neighborhood.

As required by the El Paso County Planning & Community Development Department, we are asking for a response from our adjacent property owners either for, against, or expressing no opinion.

See the attached overview site plan with existing structures, along with the proposed structures in relation to our property lines, roads, etc.

Prior to any public hearing on this proposal, if applicable, a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning and Community Development Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against, or expressing no opinion in writing at the public hearing for this proposal.

Thank you in advance for your consideration and support, Thad and Teresa Monk