

LETTER OF INTENT FOR ADMINISTRATIVE RELIEF

29927 LONESOME DOVE LN

CALHAN, CO 80808

TO: Mercedes Rivas, Planner / Reviewer II, El Paso Planning & Community Development

FROM: Christopher Rojewski (Home Owner)

DATE: Dec 22, 2021

SUBJECT: Letter of Intent for Administrative Relief

Dear Mercedes,

I am writing this letter to inform you and the El Paso Planning & Community Development Team of my request for administrative relief with regards to my barn that has already had a plan approved, permits granted, inspected, and built. However, when the builders put the barn up, they measured from the road and not my property line. This led to the barn being 20.7 feet from the property line and within the 25 foot setback. The original plans called for 30 feet from the property line, but was built 30 feet from the road instead. The barn does not negatively impact drainage, neighbors, or utilities and is less than 5 feet from the setback requirement. Thank you very much in advance for your consideration of my request.

Project Information:

Parcel Number: 1418001012

Legal Description: LOT 15 TANNER RANCH FIL NO 1

Lot Size: 3.24 acres (14,1134.4 SQ FT)

Lot Zoning: PUD (Planned Urban Development)

House Measurements: 48.2' x 35.35' = 1,704 SQ FT

Garage Size: 40' x 60' (2,400 SQ FT)

Current Lot Coverage: 4,104 / 14,1134.4 = .029 (2.9%)

Please state if this is the front, rear or side property line

Please see the second page for a visual and description of administrative relief needs.

The following needs to be added:

Owner name, contact telephone number, and email for responsible party

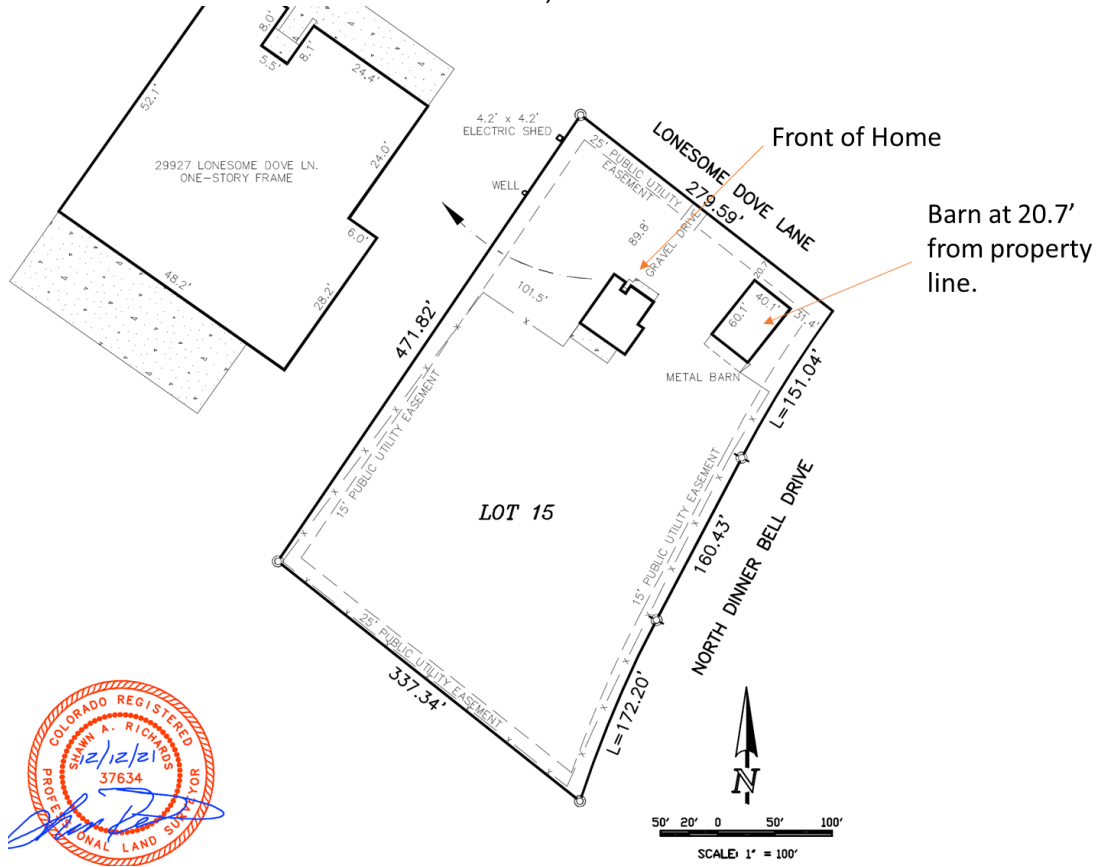
A detailed analysis addressing each of the Criteria of Approval for Administrative Relief in Chapter 5 of the Land Development Code. (see below)

Criteria to be Met. To grant administrative relief, all of the following criteria shall be met, in addition to the compliance with the other applicable development standards:

- The strict application of the standard in question is unreasonable or unnecessary given the development proposal or the measures proposed by the applicant; 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; and
- The granting of the administrative relief will not allow an increase in the number of dwelling units on a parcel.

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Additional Information:

There will be no adverse impact to the surrounding properties, drainage, or utility access if the Administrative Relief is approved.

To include:

- All surrounding neighbors have been notified of the requested changes due to the garage build and no neighbors have expressed concern regarding the distance from their property or any view concerns.
- Granting the Administrative Relief will not increase the number of dwellings units on the parcel nor interfere with or affect utility company access.

I am requesting an Administrative Relief of less than 20% (5 feet) of my front yard setbacks on my property.

Please contact me with any questions. You can reach me at my cell phone number any day or time at 314-541-3853 or via email at Christopher.rojewski@gmail.com or chris@imperiumcapitalwm.com. Thank you for your time, help, and consideration.

Very Respectfully,
Christopher Rojewski