

PLANNING & COMMUNITY DEVELOPMENT

October 2, 2024

RE: 1010 Tari Drive – Admin Relief

File: ADR2411

Parcel ID Nos.: 6132011079

This is to inform you that the above referenced requests for approval of an application for Administrative Relief to allow a front and rear setback of 32 feet where 40 feet is the minimum setback requirement for a structure and to allow a 1536 square foot Accessory Living Quarters which exceeds the standard of 1500 square feet within the RS-20000 (Residential Suburban) zoning district was **approved** by the Planning and Community Development Director on 10/2/2024. It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the review criteria for Administrative Relief included in Section 5.5.1 of the El Paso County Land Development Code (as amended). Current and future use of the property shall continue to be governed by Table 5-1, Principal Uses, of the Land Development Code. Approval of the requested Administrative Relief application is subject to the following:

CONDITIONS AND NOTATION

Conditions

1. Any expansion or additions beyond the initial construction of the Accessory Living Quarters (e.g. deck, garage, sunroom) may require separate application(s) and approval(s) if the development requirements of the RS-20000 zoning district cannot be met.
2. Approval of a site plan by the Planning and Community Development Department and issuance of a building permit from the Pikes Peak Regional Building Department are required prior to Accessory Living Quarters construction.

Notation

1. Physical variances approved for a proposed structure (except for lot area variances) are valid only if construction of the structure is initiated within twelve (12) months of the date of the approval.

All administrative decisions, such as this one, may be appealed to the Board of Adjustment within 30 days of the date of decision. Should you have any questions please contact Lacey Dean at (719) 520-7943.

Sincerely,



Meggan Herington, AICP, Executive Director
El Paso County Planning and Community Development Department
File: ADR2411

El Paso County
Planning and Community Development Department
2880 International Circle,
Suite 110
Colorado Springs, Colorado 80921

August 21, 2024

Administrative Relief Letter of Intent

Kyle Adrian Kenyon
1010 Tari Dr.
Colorado Springs, Colorado Spring

Dear Planning and Community Development Department:

I am writing to the department seeking 20% administrative relief on the front and rear setback requirements for RS-20000 zone lot properties and from 1500 Sq.Ft. to 1,800 Sq.Ft. of allowable living space.

The details of the property:

| | |
|------------------------------|-----------------------------------|
| Owner's name: | Kyle Adrian Kenyon & Craig Kenyon |
| Owner's telephone number: | 480-318-7812 |
| Owner's email address: | email@kylekenyon.com |
| Applicant: | Owner |
| Property Address: | 1010 Tari Dr. |
| Property Tax Schedule Number | 6132011079 |
| Current Property Zone | RS-20000 |

The relief sought is to reduce the RS-20000's front and eventually rear offset requirements from 40 to 32 linear feet. The building proposal under consideration is an ALQ-sized structure that will enable Mr. Kyle Kenyon to use the purchased land for living quarters. In the future, Mr. Kyle Kenyon, will construct a permanent home in the rear area of the lot and migrate from the ALQ. Once this transition is complete, Mr. Craig Kenyon (Co-Owner) and his wife and mother to Kyle, Linda Kenyon, will occupy the ALQ ad hoc from their primary residence in Phoenix, Arizona.

The reason for this arrangement is that Mr. Kyle Kenyon is the youngest of the family and has a responsibility to look after his parents (Craig and Linda Kenyon) due to his knowledge of the medical field and his deep knowledge of all his parent's medical conditions. Kyle has been present for most of the procedures, from brain tumors to hip replacements to 48 units of blood transfusions and is the only one who can steer and guide to ensure that Mr. and Mrs. Kenyon continue to receive the care they need as they age to 65 and 69.

From his research with the county, Mr. Kyle Kenyon understands there is no overlay zoning, and the lot 1010 Tari Dr. Colorado Springs, Colorado 80921, is RS-20000. Per the County code, all AQL structures must be bonded, meaning that all utilities (Electrical, Water, Sewer, Telecommunications, Gas) must be tied together, and there cannot be separate services. Otherwise, County commission approval is required. For this application, the proposed and future dwelling will be tied together in perpetuity.

Further, the County code does not explicitly state that ALQs are prohibited. The normal development of vacant land is that primary residences are constructed first, and then the ALQ is later built in the back of the land. The County recognizes this traditional path because the rear offset, for an RS-20000, is 15 linear feet. In this case, the ALQ is being built first as a primary residence, and then the principal home structure will be built in the rear to become the primary residence. In this situation, the rear setback required would be 40 linear.

In the traditional order, the total loss of buildable area is 55 linear feet. In my proposal, the loss of buildable area is 80 linear feet, nearly double. With the administrative relief, the amount becomes 32 linear feet in the front and 32 linear feet in the rear, for 64 total linear feet, closer to the standard configuration.

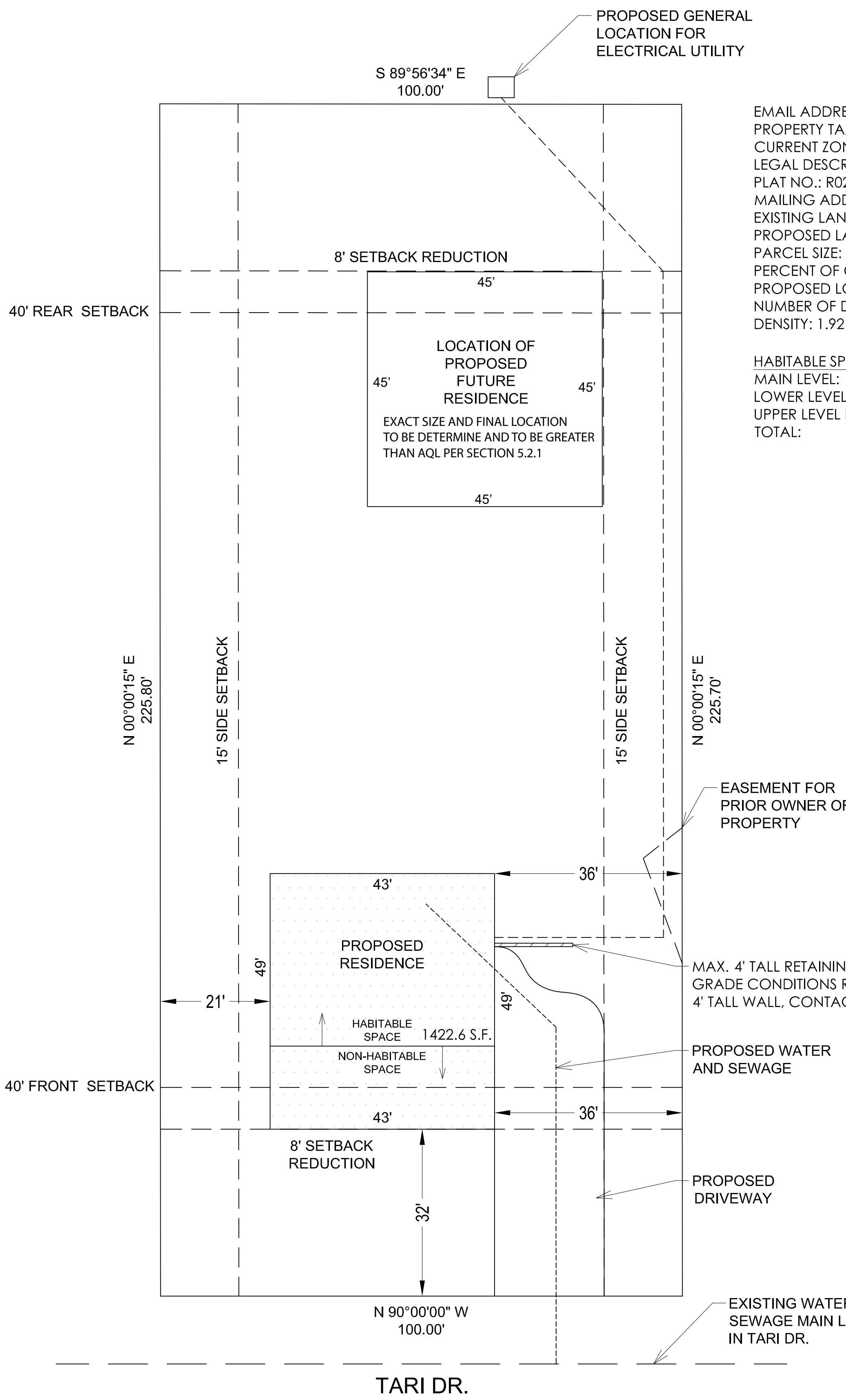
As for the request for increased livable space from 1,500 Sq. Ft. to 1,800 Sq. Ft., the current proposal is only 36 Sq. Ft. over the 1,500 limit. Thus, will not approach the 1,800 limit ever.

Importantly, this proposal also allows for the look and feel of the neighborhood to be maintained by being mindful of the property's natural beauty. The largest tree on Google Street View (approximately 50 feet) will be maintained as well as other critical trees throughout the property that way there is preservation of the neighborhood's look and feel is maintained. The setback relief of the property will not be noticeable to the neighborhood by this conversation method and please reference the current data on Google Earth Aerial Views and Street View on Google Maps.

If the Planning and Community Development Department has any questions regarding this application, don't hesitate to get in touch with either Mr. Kyle Kenyon [480-318-7812, email@kylekenyon.com] or Mr. Craig Kenyon [480-706-4644, craigkenyon@msn.com]. Thank you for your time reviewing this application and coming to a decision.

Sincerely,

Mr. Kyle Adrian Kenyon, M.S.
13438 Ormes Pike Heights
#205
Colorado Springs, Colorado
+1-480-318-7812
email@kylekenyon.com



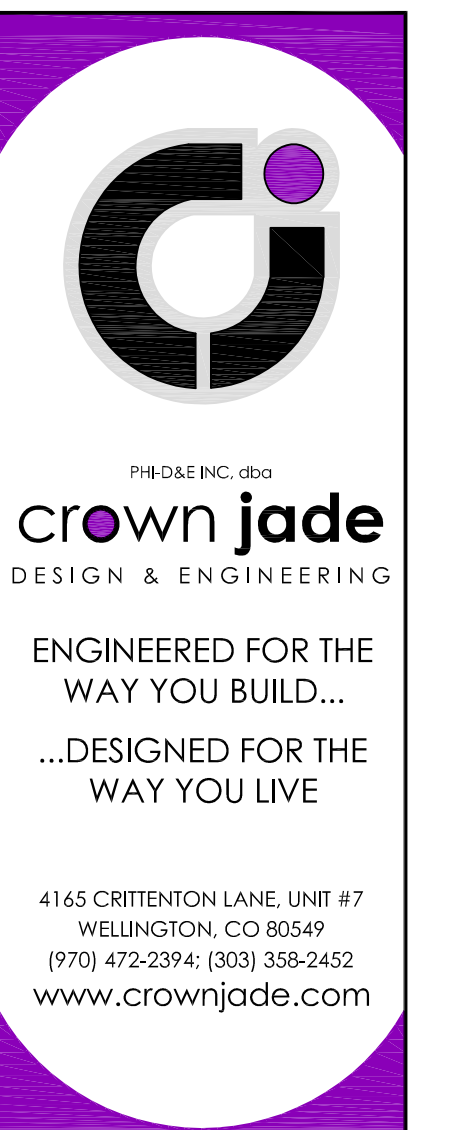
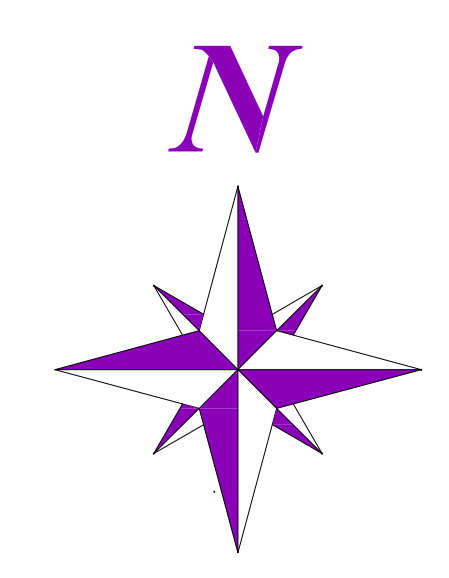
EMAIL ADDRESS: email@kylekenyon.com
 PROPERTY TAX SCHEDULE NUMBER: 6132011079
 CURRENT ZONING: RS-20000
 LEGAL DESCRIPTION: LOT 3 BLK 3 PLEASANT VIEW ESTATES FIL NO 4
 PLAT NO.: R02687
 MAILING ADDRESS: 2629 E WINDMERE DR PHOENIX AZ, 85048
 EXISTING LAND USE: VACANT LAND
 PROPOSED LAND USE: RESIDENTIAL STRUCTURE
 PARCEL SIZE: 0.52 ACRE
 PERCENT OF OPEN SPACE: 90.75%
 PROPOSED LOT COVERAGE: 9.25%
 NUMBER OF DWELLINGS:
 DENSITY: 1.92

HABITABLE SPACE
 MAIN LEVEL: 1422.6 S.F.
 LOWER LEVEL BATHROOM: 31.4 S.F.
 UPPER LEVEL LOFT: 82 S.F.
 TOTAL: 1536 S.F.

A1.3

PLOT PLAN

SCALE: 1" = 15'



KENYON RESIDENCE

NEW SIPs HOME
 AT 1010 TARI DR.
 PPRBD

OWNER:
 KYLE KENYON
 13438 ORMES PIKE HEIGHTS
 205
 COLORADO SPRINGS, CO
 PHONE: 480-318-7812

DRAFTED BY:
 EVAN CHEADLE
 ENGINEERING REVIEW:
 MARK BENJAMIN
 ENGINEER OF RECORD:
 MARK BENJAMIN, P.E.
 © PH-D&E Inc. dba Crown Jade Design
 and Engineering

SCALE:
 1/4" = 1' U.N.O.
 SHEET SIZE: ARCH D

PLOT PLAN

FINAL DATE
 9/10/2024

| | |
|-------------------------|---------|
| FINAL | 1/31/24 |
| SIPs ROOF REVISION | 6/20/24 |
| DOOR/MECH ROOM REVISION | 8/5/24 |
| PLOT PLAN REVISION | 8/22/24 |
| PLOT PLAN REV. 2 | 9/10/24 |

ENGINEERS
 JOB #
 KNYN1-23413

SHEET
A1.3