

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.
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