



From the Desk of Tim and Jana Jordan

18675 Saint Andrews Drive
Monument, CO 80132
760-963-5696

Wednesday, May 22, 2024

BOARD OF ADJUSTMENT

El Paso County Planning and Community Development Department
2882 International Circle, Ste. 110
Colorado Springs, CO 80910

Reference: **Letter of Intent – Setback Variance for Additional Living Quarters**

Address: 18675 St Andrews Drive, Monument CO 80132

Property Tax ID: 7112305003

Plat No.: R02471

Zoning: RS-20000

Legal Description: Lot 131 Woodmoor Country Club

Owners: Tim and Jana Jordan

760-963-5696

TJ0843@msn.com

Please include File
No. BOA243

Please include total
area (acres/sqft) to be
disturbed within the
project.

Greetings,

We are seeking a setback variance so that we may construct an accessory living quarters for my 82 year old mother. The accessory living quarters will allow her to have access to the residence without utilizing any stairs and will also place her on the main level of the residence.

The house was built in 1969 and is a split level design with four different levels. Persons entering the residence must utilize stairs to gain access to the main level and then there is another half flight of stairs to the 4 original bedrooms. The previous owners constructed an addition in 2014 which added an additional master bedroom on the main level.

Our lot is an irregular shaped lot and the house is placed at an angle on the lot. There are also considerable elevation changes on the property. There has been some disagreement between the Woodmore Improvement Association (WIA) and the County of El Paso with regards to the authority to establish setbacks for our property. We were originally told that WIA had the authority, and our initial design and revisions placed our addition within the setbacks recognized by the WIA. We later learned that the county believes this is not the case and that we would have to go through the county with regards to setbacks and placement of the accessory living quarters.

The county recognized setback appears to be 40 feet along the portion of the property that faces Saint Andrews drive. We are seeking to change a small portion of this to 20 feet. Even with this adjustment, the closest corner of the accessory living quarters would still be over 40 feet from the pavement edge of Saint Andrews Drive. Additionally, there would be a considerable uphill slope and numerous mature pine trees between the addition and the roadway.

We have had several contractors come out to discuss ideas and costs. We looked at attempting to place the accessory living quarters at another location on the property, however, it is not practical. In order to go off of the back of the house into the backyard, we would have to completely redo the addition the previous owners did approximately 10 years ago.

This would entail gutting the interior and doing a complete redesign. This would also not allow for ramp access to the accessory living quarters, which is planned to have its own front door so that my mother may enter and leave the residence without going through the main house. As stated previously the house is a split level and trying to attach an addition / accessory living quarters to another part of the house is not practical given the multiple levels.

With regards to aesthetics and neighborhood impact, this project would greatly improve the aesthetics of the house. The design will be incorporated to match the existing exterior. Additionally, our lot has over 180 mature pine trees. In the immediate area of the addition there are 53 pine trees. Approximately 11 of these would be removed for the addition, Leaving a considerable number of trees between the addition and the roadway.

Based on the section below it appears that our property, with its irregular shape and topography, would qualify for a variance to the present setbacks for the addition of an accessory living quarters. The hardship imposed on us (and my mother) would be considerable should the variance not be granted.

*(a) **Variances to Physical Requirements.** The Board of Adjustment is authorized to grant variances from the strict application of any physical requirement of this Code which would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the owner of the property. Practical difficulties and hardship, in this context, may exist where the legal use of the property is severely restricted due to (1) the exceptional narrowness, shallowness or shape of the specific piece of property, or (2) the exceptional topographic conditions or other extraordinary or exceptional situation or condition of the piece of property.*

Thank you for your consideration,



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Please discuss whether the project will cause any negative drainage impacts to downstream lots.

Please discuss whether project will cause any traffic impacts.