

Javier and Dreama Ramirez

1065 Rock Creek Canyon Road

Colorado Springs, Colorado 80926

To whom it may concern:

Javier and Dreama are proposing a land use project in El Paso County at 1065 Rock Creek Canyon Rd. Colorado Springs, CO 80926. We ask that a variance be set due to the topographical hardships and the restrictions of the land parameters. The 15' encroachment on the 25' side setback is being requested from the county of El Paso Colorado in order to attach a 2 ½ car garage to the address. The existing dwelling is positioned directly in the front of the side of a mountain leaving no room to build back any further. We are also requesting the variance for the existing dwelling from the 25' required setback to where it sits on site. *THE Existing structure encroaches the setback 8' feet.*

Granting this request will not have an adverse effect on any other lots. Vegetation removal will not be an issue because this lot is backed against the mountain at the rear of the home and has a rock wall along the side of the encroachment request. There would be limited excavation with no impact to existing wildlife. There will be no adverse impact to the existing drainage patterns.

In addition, there would be no impact on current traffic flow. There is a number of factors which would alleviate issues of roadway visibility issues. The first two are the bend in the road and the increased elevation, as it curves around the property. The third is the angle at which the addition would be attached to the existing house relative to the roadway.

The proposed addition will be built in the only available area within the boundaries of the property. Although this lot is zoned "F5", lot sizes 34,400 sq' to 5 acres is required, neither this lot nor any others along this road are five acres. The normal lot sizes are one to one in a half-acre with a few exceptions still not totaling five acres. The proposed structure would sit on the property in an area which cannot be used for anything except parking cars. All other homes in this canyon either have garages or carports with the exception of one.

This single-family dwelling was built into the setback as well as the adjacent lots. Rock Creek Canyon Road is a county owned, and per 2019 Road Book, Rock Creek Canyon Rd. Is classified as a rural local road maintained by the county. There are no underground utilities.

In addition to the lot size, the septic and leach field placement and access to both is such, there is no other area to place the proposed structure. The septic and topography hardships of this property restrict the landowners use. In addition, the parcels in this canyon were positioned in a way which has left several properties, including the Ramirez lot with a property pin marker either in the middle of, or completely across the road from the structure.

Holding the property owners in strict compliance with the current zoning requirements would result in massive excavation of the backside of the property. The effect would be a large increase in budget costs, wildlife habit encroachment, vegetation removal and destabilizing of the hillside. Pushing the proposed structure further back into the hillside would also negate the "attached" functionality. The property

owners would require to exist the home and enter through an exterior door to the addition, as opposed to entering the addition directly from existing home, aka an "attached garage".

All adjacent homeowners have been notified with no objections received. We request this variance be set as not disallow Mr. & Mrs. Ramirez the request of developing their own land. An approval will not only increase the functionality of their property, but it will also increase the property value. In turn would benefit the county through a property tax increase.

Thank you for your time and consideration,

Trinity Building Contractor