

Letter of Intent  
Javier and Dreama Ramirez  
1065 Rock Creek Canyon Road  
Colorado Springs, CO 80926

September 23rd, 2021

To whom it may concern:

Javier and Dreama Ramirez 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 restriction of the land parameters. The 15' encroachment on the 25' 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 structure is positioned directly in front of the side of a mountain, leaving no room to build back any further.

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 issue. There would be limited excavation with no impact to existing wildlife. There would be no adverse impact to the existing drainage patterns.

In addition, there would be no impact on current traffic flow. There are a number of factors which would alleviate issues of roadway visibility. 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.

This proposed addition will be attached to the only available area within the boundaries of the property. Although this lot is zoned "F5", where a lot size 34,400 sq. (5 acres) is required, neither this lot nor any others along this road, are five acres. The normal lot sizes are one to one and a half acres with a few exceptions still not totaling five acres. The proposed structure would sit on the property in an area which can't 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 8' into the setback as well as adjacent lots. Rock Creek Canyon Road is county owned, and per 2019 Road Book, Rock Creek Canyon Road is classified as a rural local road and 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 landowner's use. In addition, the parcels in this canyon were positioned in a way which has left several properties, including the Ramirez lot, with the property pin markers either in the middle of, or completely across Rock Creek Canyon Road.

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 habitat 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 be required to exit the home and enter an exterior door to the proposed

structure as opposed to entering the structure directly from the existing home, aka an "attached garage".

All adjacent homeowners have been notified with no objections received. We request this variance be set as not to 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. This in turn would benefit the county through a property tax increase.

Thank you for your time and consideration,

Trinity Building Contractor