

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.

This single-family dwelling was built 8' into the setback as well as adjacent lots. Rock Creek Canyon Road is county owned, but not maintained by the county and has no underground utilities.

Granting this request will not have an adverse effect on any other lots. Vegetation removal will not be an issue either 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. 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 actually five acres. The normal lot sizes are one to one and a half acres with a few exceptions still not totaling five acres.

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 restricts 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.

There are 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.

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