



January 5, 2023

Mr. Tom Gregory  
Superintendent  
Academy School District 20  
1110 Chapel Hills Dr.  
Colorado Springs, CO 80920

RE: Board of Adjustment Adjacent Property Notification for your property at 1810 North Gate Blvd and 1840 North Gate Blvd.

Dear Mr. Gregory:

This letter is being sent to you because Charles Sutton and Abigail Urish are looking to rebuild their garage that was burned last February, which requires a Board of Adjustment Application and Approval due to the location being in the setback area required by El Paso County. This information is being provided to you prior to an application being submitted to the County. Please direct any questions on the proposal to me at LGA Studios, 201 E. Las Animas St., Suite 113, Colorado Springs, Colorado 80903, phone 719-635-0880 x101. You may also email concerns or questions to [joniz@lgastudios.com](mailto:joniz@lgastudios.com). Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to you and the other adjacent property owners by the El Paso County Planning Department. At that time, you will be given the El Paso County Contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

Details on the request are as follows:

Site address is 13830 Overlook Place. The property size is 5.48 acres and it is zoned RR-5.

Our client for the above referenced address is looking to rebuild a garage in the same location as they had previously on their property. The previous garage was burned except for a viable foundation that remains. The location and previous garage were reviewed by Pikes Peak Regional Building Department in 1992 and no mention was made at that time regarding the setbacks for the property. A building permit was applied for, there was an inspection at that time, with no mention of the structure being in the setback area. Now that our client is trying to rebuild the garage in the same location, we have been informed that the encroachment into the setbacks is an issue that requires a variance. The setback for this property is 25 foot and the existing foundation sits 1.4' from the property line (see attached site plan). Our client does have an easement from the neighbors to the north acknowledging the garage foundation and providing use to access space around it.

We believe that requiring our client to move the location of the garage at this point will cause a hardship for a number of reasons:

- The cost will increase significantly to demo the existing foundation and start over with the buildout of a new garage in a different location.
- The existing layout of the landscape would make moving the garage anywhere else near the house difficult. Moving the garage outside the setback area on the west side of the property would place it in a way that would interfere with the septic and leach field. It would also block access for the barn and utilities easement road, and



the primary land access on Overlook Place. Moving the garage elsewhere on the property would also make it physically difficult for property owner Ms. Urish, who suffers from lifelong physical disabilities, as well as her Mother, Anne Urish who is also an occupant of the home, who has multiple sclerosis and requires a walker and occasional wheelchair. It is important for these reasons that the garage be within 100 feet of the main door. The family has worked very hard to update the home with ADA accessible modifications.

- We believe that this situation falls under the PPRBD ordinance that allows for exceptions to rebuild existing structures when there has been fire damage up to 50% of the cost of the structure, even if the structure previously did not meet building code requirements.

As the garage was previously in this location, as approved by Pikes Peak Regional Building Department in 1992, and there have been no complaints by neighbors or community regarding the location, we do not feel that allowing the new build to remain in the same location would impact the neighborhood in any negative manner.

Again, we are more than happy to document and address any questions you have but this letter is intended as notification only at this time. You will receive further information on the Board of Adjustment hearing date and time from El Paso County and you are encouraged to attend the hearing should you have any comments or concerns regarding this matter.

Respectfully,

A handwritten signature in cursive script that reads "Joni A. Zimmerman".

Joni A. Zimmerman, CSI CDT LEED Green Associate  
Operations Manager





January 5, 2023

Jack and Susan Armstrong  
13890 Overlook Place  
Colorado Springs, CO 80921

RE: Board of Adjustment Adjacent Property Notification for your property at 13890 Overlook Place

Dear Mr. & Mrs. Armstrong:

This letter is being sent to you because Charles Sutton and Abigail Urish are looking to rebuild their garage that was burned last February, which requires a Board of Adjustment Application and Approval due to the location being in the setback area required by El Paso County. This information is being provided to you prior to an application being submitted to the County. Please direct any questions on the proposal to me at LGA Studios, 201 E. Las Animas St., Suite 113, Colorado Springs, Colorado 80903, phone 719-635-0880 x101. You may also email concerns or questions to [joniz@lgastudios.com](mailto:joniz@lgastudios.com). Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to you and the other adjacent property owners by the El Paso County Planning Department. At that time, you will be given the El Paso County Contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

Details on the request are as follows:

Site address is 13830 Overlook Place. The property size is 5.48 acres and it is zoned RR-5.

Our client for the above referenced address is looking to rebuild a garage in the same location as they had previously on their property. The previous garage was burned except for a viable foundation that remains. The location and previous garage were reviewed by Pikes Peak Regional Building Department in 1992 and no mention was made at that time regarding the setbacks for the property. A building permit was applied for, there was an inspection at that time, with no mention of the structure being in the setback area. Now that our client is trying to rebuild the garage in the same location, we have been informed that the encroachment into the setbacks is an issue that requires a variance. The setback for this property is 25 foot and the existing foundation sits 1.4' from the property line (see attached site plan). Our client does have an easement from the neighbors to the north acknowledging the garage foundation and providing use to access space around it.

We believe that requiring our client to move the location of the garage at this point will cause a hardship for a number of reasons:

- The cost will increase significantly to demo the existing foundation and start over with the buildout of a new garage in a different location.
- The existing layout of the landscape would make moving the garage anywhere else near the house difficult. Moving the garage outside the setback area on the west side of the property would place it in a way that would interfere with the septic and leach field. It would also block access for the barn and utilities easement road, and would require additional grading, excavation and possibly a retaining wall and removal of vegetation. Building on the eastern side of the house outside the setback area would require removal of dozens of trees, grading, leveling and a retaining wall as well. The eastern side of the house slopes upward and this is necessary to keep



the primary land access on Overlook Place. Moving the garage elsewhere on the property would also make it physically difficult for property owner Ms. Urish, who suffers from lifelong physical disabilities, as well as her Mother, Anne Urish who is also an occupant of the home, who has multiple sclerosis and requires a walker and occasional wheelchair. It is important for these reasons that the garage be within 100 feet of the main door. The family has worked very hard to update the home with ADA accessible modifications.

- We believe that this situation falls under the PPRBD ordinance that allows for exceptions to rebuild existing structures when there has been fire damage up to 50% of the cost of the structure, even if the structure previously did not meet building code requirements.

As the garage was previously in this location, as approved by Pikes Peak Regional Building Department in 1992, and there have been no complaints by neighbors or community regarding the location, we do not feel that allowing the new build to remain in the same location would impact the neighborhood in any negative manner.

Again, we are more than happy to document and address any questions you have but this letter is intended as notification only at this time. You will receive further information on the Board of Adjustment hearing date and time from El Paso County and you are encouraged to attend the hearing should you have any comments or concerns regarding this matter.

Respectfully,

A handwritten signature in black ink that reads 'Joni A. Zimmerman'.

Joni A. Zimmerman, CSI CDT LEED Green Associate  
Operations Manager





January 5, 2023

Mr. Norman Hendrickson  
P. O. Box 743  
Monument, CO 80132

RE: Board of Adjustment Adjacent Property Notification for your property at 1610 Old North Gate Road

Dear Mr. Hendrickson:

This letter is being sent to you because Charles Sutton and Abigail Urish are looking to rebuild their garage that was burned last February, which requires a Board of Adjustment Application and Approval due to the location being in the setback area required by El Paso County. This information is being provided to you prior to an application being submitted to the County. Please direct any questions on the proposal to me at LGA Studios, 201 E. Las Animas St., Suite 113, Colorado Springs, Colorado 80903, phone 719-635-0880 x101. You may also email concerns or questions to [joniz@lgastudios.com](mailto:joniz@lgastudios.com). Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to you and the other adjacent property owners by the El Paso County Planning Department. At that time, you will be given the El Paso County Contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

Details on the request are as follows:

Site address is 13830 Overlook Place. The property size is 5.48 acres and it is zoned RR-5.

Our client for the above referenced address is looking to rebuild a garage in the same location as they had previously on their property. The previous garage was burned except for a viable foundation that remains. The location and previous garage were reviewed by Pikes Peak Regional Building Department in 1992 and no mention was made at that time regarding the setbacks for the property. A building permit was applied for, there was an inspection at that time, with no mention of the structure being in the setback area. Now that our client is trying to rebuild the garage in the same location, we have been informed that the encroachment into the setbacks is an issue that requires a variance. The setback for this property is 25 feet and the existing foundation sits 1.4' from the property line (see attached site plan). Our client does have an easement from the neighbors to the north acknowledging the garage foundation and providing use to access space around it.

We believe that requiring our client to move the location of the garage at this point will cause a hardship for a number of reasons:

- The cost will increase significantly to demo the existing foundation and start over with the buildout of a new garage in a different location.
- The existing layout of the landscape would make moving the garage anywhere else near the house difficult. Moving the garage outside the setback area on the west side of the property would place it in a way that would interfere with the septic and leach field. It would also block access for the barn and utilities easement road, and would require additional grading, excavation and possibly a retaining wall and removal of vegetation. Building on the eastern side of the house outside the setback area would require removal of dozens of trees, grading, leveling and a retaining wall as well. The eastern side of the house slopes upward and this is necessary to keep



- would require additional grading, excavation and possibly a retaining wall and removal of vegetation. Building on the eastern side of the house outside the setback area would require removal of dozens of trees, grading, leveling and a retaining wall as well. The eastern side of the house slopes upward and this is necessary to keep the primary land access on Overlook Place. Moving the garage elsewhere on the property would also make it physically difficult for property owner Ms. Urish, who suffers from lifelong physical disabilities, as well as her Mother, Anne Urish who is also an occupant of the home, who has multiple sclerosis and requires a walker and occasional wheelchair. It is important for these reasons that the garage be within 100 feet of the main door. The family has worked very hard to update the home with ADA accessible modifications.
- We believe that this situation falls under the PPRBD ordinance that allows for exceptions to rebuild existing structures when there has been fire damage up to 50% of the cost of the structure, even if the structure previously did not meet building code requirements.

As the garage was previously in this location, as approved by Pikes Peak Regional Building Department in 1992, and there have been no complaints by neighbors or community regarding the location, we do not feel that allowing the new build to remain in the same location would impact the neighborhood in any negative manner.

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Respectfully,

A handwritten signature in black ink that reads 'Joni A. Zimmerman'.

Joni A. Zimmerman, CSI CDT LEED Green Associate  
Operations Manager





January 5, 2023

Samuel and Kimberly Lingle  
13825 Overlook Place  
Colorado Springs, CO 80921

RE: Board of Adjustment Adjacent Property Notification for your property at 13825 Overlook Place

Dear Mr. & Mrs Lingle:

This letter is being sent to you because Charles Sutton and Abigail Urish are looking to rebuild their garage that was burned last February, which requires a Board of Adjustment Application and Approval due to the location being in the setback area required by El Paso County. This information is being provided to you prior to an application being submitted to the County. Please direct any questions on the proposal to me at LGA Studios, 201 E. Las Animas St., Suite 113, Colorado Springs, Colorado 80903, phone 719-635-0880 x101. You may also email concerns or questions to [joniz@lgastudios.com](mailto:joniz@lgastudios.com). Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to you and the other adjacent property owners by the El Paso County Planning Department. At that time, you will be given the El Paso County Contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

Details on the request are as follows:

Site address is 13830 Overlook Place. The property size is 5.48 acres and it is zoned RR-5.

Our client for the above referenced address is looking to rebuild a garage in the same location as they had previously on their property. The previous garage was burned except for a viable foundation that remains. The location and previous garage were reviewed by Pikes Peak Regional Building Department in 1992 and no mention was made at that time regarding the setbacks for the property. A building permit was applied for, there was an inspection at that time, with no mention of the structure being in the setback area. Now that our client is trying to rebuild the garage in the same location, we have been informed that the encroachment into the setbacks is an issue that requires a variance. The setback for this property is 25 foot and the existing foundation sits 1.4' from the property line (see attached site plan). Our client does have an easement from the neighbors to the north acknowledging the garage foundation and providing use to access space around it.

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the primary land access on Overlook Place. Moving the garage elsewhere on the property would also make it physically difficult for property owner Ms. Urish, who suffers from lifelong physical disabilities, as well as her Mother, Anne Urish who is also an occupant of the home, who has multiple sclerosis and requires a walker and occasional wheelchair. It is important for these reasons that the garage be within 100 feet of the main door. The family has worked very hard to update the home with ADA accessible modifications.

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Respectfully,

A handwritten signature in black ink that reads 'Joni A. Zimmerman'.

Joni A. Zimmerman, CSI CDT LEED Green Associate  
Operations Manager





January 5, 2023

Corey and Susan Nakai  
13885 Overlook Place  
Colorado Springs, CO 80921

RE: Board of Adjustment Adjacent Property Notification for your property at 13885 Overlook Place

Dear Mr. & Mrs. Nakai:

This letter is being sent to you because Charles Sutton and Abigail Urish are looking to rebuild their garage that was burned last February, which requires a Board of Adjustment Application and Approval due to the location being in the setback area required by El Paso County. This information is being provided to you prior to an application being submitted to the County. Please direct any questions on the proposal to me at LGA Studios, 201 E. Las Animas St., Suite 113, Colorado Springs, Colorado 80903, phone 719-635-0880 x101. You may also email concerns or questions to [joniz@lgastudios.com](mailto:joniz@lgastudios.com). Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to you and the other adjacent property owners by the El Paso County Planning Department. At that time, you will be given the El Paso County Contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

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Respectfully,

A handwritten signature in black ink that reads "Joni A. Zimmerman". The signature is fluid and cursive, with the first name being the most prominent.

Joni A. Zimmerman, CSI CDT LEED Green Associate  
Operations Manager



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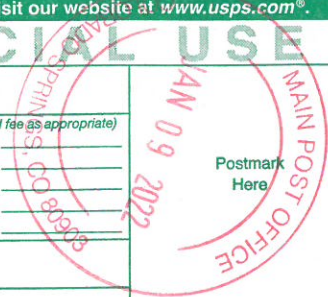
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Extra Services & Fees (check box, add fee as appropriate)	
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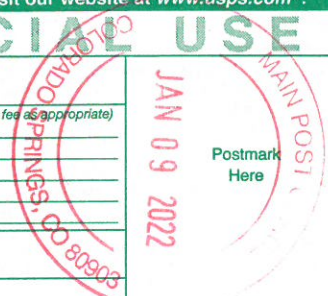
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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
<b>Total Postage and Fees</b>	\$

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
<b>Total Postage and Fees</b>	\$

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Wed 01/11/2023			
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Tracking #:			
70221670000090740047			
<b>Total</b>			<b>\$4.60</b>

First-Class Mail®	1		\$0.60
Letter			
Colorado Springs, CO 80921			
Weight: 0 lb 0.50 oz			
Estimated Delivery Date			
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Certified Mail®			\$4.00
Tracking #:			
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<b>Total</b>			<b>\$4.60</b>

First-Class Mail®	1		\$0.60
Letter			
Colorado Springs, CO 80921			
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Estimated Delivery Date			
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Certified Mail®			\$4.00
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First-Class Mail®	1		\$0.60
Letter			
Colorado Springs, CO 80921			
Weight: 0 lb 0.50 oz			
Estimated Delivery Date			
Wed 01/11/2023			
Certified Mail®			\$4.00
Tracking #:			
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<b>Total</b>			<b>\$4.60</b>

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	Postmark Here
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
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Certified Mail Fee \$	JAN 09 2022 POST OFFICE COLORADO SPRINGS, CO 80903
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	Postmark Here
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
<b>Total Postage and Fees</b> \$	
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City, State, ZIP+4®	
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First-Class Mail®	1	\$0.60
Letter		
Colorado Springs, CO 80920 Weight: 0 lb 0.50 oz Estimated Delivery Date Wed 01/11/2023		
Certified Mail®		\$4.00
Tracking #:	70221670000090739980	
<b>Total</b>		<b>\$4.60</b>
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<b>Grand Total:</b>		<b>\$23.00</b>
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Debit Card Remit		\$23.00
Card Name: VISA Account #: XXXXXXXXXXXX0761 Approval #: 044667 Transaction #: 698 Receipt #: 027645 Debit Card Purchase: \$23.00 AID: A0000000980840 Chip AL: US DEBIT PIN: Verified		

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