

Letter of Intent

Variance allowing front setback of less than 25 feet

October 3, 2018

Applicant
Clothier Construction
Box 62
Cascade, Co. 80809

Owner
Lois M Koeppen
7860 N. Maiden Pools Pl.
Tucson, Az. 85713-5339

Site information
Location, 6035 Sioux Tr. Cascade Co. 80809

Legal description: that part of lots 4,5,6, as follows: beginning at the most northerly corner of lot 4, thence northwesterly on westerly line of lot 5 to most westerly corner of said lot, angle right 133°06' southeasterly 89.9' to southeasterly lot line, angle right 61' southerly to a point on northeasterly line of lot 4 that is 50' southeasterly thereon from corner common to lots 4, 5, 6, thence southwesterly 65.4' to intersect southwesterly line of lot 4 at a point 21.0' northwesterly of most southerly corner of said lot, thence southwesterly along said line 64.3' to angle point of said lot, thence northwesterly to point of beginning, block 3, Ute Pass Land Company Sub. El paso county, Colorado.

Schedule No.: 83161-03-014

Zone: R-T

I, Lois M Koeppen/ Property Owner, 6035 Sioux Tr. Cascade Co. 80809, 316-259-7352 and Clothier Construction (Cris Clothier) / Contractor Box 62 Cascade Co. 80809 719-641-6541 are requesting a front setback variance for the above mentioned property.

We are requesting a variance to the front setback of 25' to 17'-6". As well as a front setback of 15' instead of the 25' required, even though it seems that this is a side setback which we meet, it follows the curve of the road and we don't want any confusion in the future or during

inspections. This will allow an addition of updated Bathrooms to the existing home. The lot is very steep at the back and side with a large stone retaining wall that cannot be moved to accommodate the addition. The existing bathroom was built in 1948 when the house was built and is very small and very old. My client is going to move here permanently and a new bathroom with modern facilities and shower will greatly ease her life style.

There has been a lot line variance already granted for this front set back that had a condition that any future construction will require a separate BOA application and approval. The original set back variance (BOA-97-067) is included in the exhibits. Since we are not encroaching on the current variance we believe this not to be an unreasonable request. We are requesting the additional variance down to 15' just to make sure there is no confusion later. There is no room to add to the structure after this addition because of the severity of the lot and large retaining walls surrounding the residence.

We are adding a 10' x 22' addition to the existing structure that will be the same distance off the already agreed to front setback and meets all other setback requirements.

This will add value to the existing structure as well as the adjacent properties.

We have no aggrieved neighbors.

There will be no drainage or adverse effects to any of the adjacent properties.

Lois M Koeppe 10-10-18

Lois M Koeppe

Cris Clothier/ Clothier Construction License # 502 El Paso County Co.