
Letter of Intent

Applicant:

Dan Cuvala
Cuvala Construction Inc.
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Owner:

Jeff and Lori Booth
797 Forest View Way
Monument, CO 80132
havefunrealty@aol.com
928-310-6022

Location:

797 Forest View Way
Monument, CO 80132
Lot 31 - Forest View Estates Filing IV
Zoned- 2.5 RR

We are requesting an **administrative relief request** of a proposed garage addition to our clients existing home at 797 Forest View Way, Monument, CO 80132.

The proposed addition would extend the current garage by approximately 14 feet on the south side of the building. As the home is currently situated on the platted 200' building setback, we are requesting to amend the required setback by approximately 15' (approx. 7%) to accommodate this addition. The existing structure is set on the original minimum setback not allowing another addition. This property is the only flag lot in the neighbourhood making it a special lot setting it back 200' and almost unseen off the street. Once approved, this change would modify the current setback of 200' to approximately 185' from Forest View Way and 37' from Lot 32. It is the only structure on the property and we will just be adding to it. The proposed addition is well within the administrative relief requirement of 20%. The roof line will match the existing house and will have the same finishes as the current building.

There will be no removal of existing vegetation or drainage changes. This is because all of the proposed addition plan is in place of the existing concrete driveway pad. It will remain the same as the original and will have very minimal disturbance during excavation.

The total lot size is 4.42 acres creating minimal disturbance from all neighbors.

The garage is barely visible from the street as it is on a flag lot. The extension of the garage will provide a space for the interior parking of the property owners RV. This will ensure they can comply with current HOA rules.

Requested Questions:

- The strict application of the standard in question is unreasonable or unnecessary given the development proposal or the measures proposed by the applicant; or that the property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district;

-The standard application is not necessary in this location because the lot is a unique shape and is not a typical house site as per the rest of the neighborhood. The house is on the only buildable location on the lot due to the natural grade. It would not have been possible if it were placed anywhere else. The amended offset is the only placement for the additional garage to be constructed.

- The intent of this Code and the specific regulation in question is preserved;

-We intend to preserve the code by maintaining a gracious and unimpacted landscape for the neighbours. We would like to leave the surrounding houses almost completely unchanged from their exterior views. The small change we are looking for will accomplish this and not make any visual inconsistencies with the rest of the neighborhood.

- The granting of the administrative relief will not result in an adverse impact on surrounding properties.

-As we have stated, these lots are quite large and should have none if any impact on the surrounding properties. We will match the finish to the existing. Due to the location of the house away from other houses and the street, It will be almost unseen.

- The granting of the administrative relief will not allow an increase in the number of dwelling units on a parcel.

- We have no intention of adding any additional dwellings whatsoever. This is for the addition of a small 14' to extend an existing garage.

Sincerely,
Daniel M. Cuvala
President
Cuvala Construction, Inc.