

Letter of Intent

Applicant:

Dan Cuvala
Cuvala Construction Inc.
PO Box 1392
Monument, CO 80132
719-338-4599
dcuvala@yahoo.com

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 Est
Zoned- 2.5 RR

The director will approve/deny the request based upon how it meets the review criteria below:

(D) Findings Necessary to Grant Administrative Relief:

- (1) **Criteria to be Met.** To grant administrative relief, all of the following criteria shall be met, in addition to the compliance with the other applicable development standards:
- 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 intent of this Code and the specific regulation in question is preserved;
 - The granting of the administrative relief will not result in an adverse impact on surrounding properties; and
 - The granting of the administrative relief will not allow an increase in the number of dwelling units on a parcel.
- (2) **Additional Factors Considered.** In addition to the criteria required to be met for approval of administrative relief, consideration may also be given to the following factors:
- The granting of administrative relief would help minimize grading and reduce vegetation removal;
 - The granting of administrative relief would avoid unnecessary site disturbance or minimize grading;
 - The granting of administrative relief would allow the proposed building location and existing vegetation on the site to restrict visibility of the additional height from a distance, from the road or from downhill properties; and
 - The granting of administrative relief would allow for building design such as split pads, stepped footings, below grade rooms and roof forms pitched to follow the slope.

Please address each one of the criteria specifically. For example, for the first criteria you could discuss how the builder chose to construct the home at the setback limitation which precludes you from making any improvements to the home beyond what was initially constructed.

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. It is the only structure on the property and we will just be adding to it.

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. 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 total lot size is 4.42 Acres.

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.

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