

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

August 11, 2021

Russel and Brianne Mallery  
7575 Pinery Circle  
Colorado Springs, CO 80908

Sara Frear  
Mulliken Weiner Berg & Jolivet PC  
102 South Tejon Street, Suite 900  
Colorado Springs, CO 80903

**RE: BOA-21-004: Pixlar Existing Garage**

This is to inform you that the above-referenced request for approval of a dimensional variance to allow a rear setback of 1.34 feet where a 25-foot setback is required within the RR-5 (Residential Rural) zoning district, in order to allow for an existing garage. The 9.09-acre property is located north of Pinery Circle, approximately 0.6 miles northeast of the Swan Road and Black Forest Road intersection and is within Section 5, Township 12 South, Range 65 West of the 6<sup>th</sup> P.M.

**Parcel No.: 52054-00-007**

This approval is subject to the following:

**CONDITION**

1. The approval applies only to the plans as submitted. Any expansion or additions to the existing detached garage may require separate Board of Adjustment application(s) and approval(s) if the development requirements of the applicable zoning district cannot be met.

**NOTATION**

1. The PCD Director may require a survey, certified by a registered surveyor, licensed in the State of Colorado, depicting the improvement in relationship to the lot lines affected to demonstrate compliance with the approval of the administrative relief.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,

*Mercedes Rivas*

Mercedes Rivas, Planner II  
BOA-21-004