9125 Canyon Road
Woodland Park, CO 80863
719-687-9703

Pike National Forest, US Government
General Services Administration, District Ranger – Oscar Martinez
601 S. Weber
Colorado Springs, CO 80903

May 30, 2017

Dear Sir:

This letter is being sent to you because Bob and Karen Magistrelli and family are seeking a set back variance on a cabin being rehabilitated in El Paso County at the referenced location (see Item #3). We also seek a special use permit for a small Recreation Camp.

This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact in Item #2. You can express no opinion or respond either for or against in writing, or in person to the Development Services Director , Craig Dossey, at 2880 International Circle, Suite 110, Colorado Springs, CO 80910-3127 or call 719-520-6300.

#2 For questions specific to the project, please contact:
Karen Magistrelli
9125 Canyon Road, Woodland Park, CO 80863
719-687-9703 or 719-310-3295

#3 Site
Address: 8727, 8737, 8747 Woodrow Avenue
Location: Due east of your property
Size: 3.17 acres
Zoning: A-5

4. Request and justification:
We are trying to put to meaningful use some abandoned cabins on 3.17 acres. We considered developing an outdoor wedding site. The parking requirements would result in the removal of too many trees so we abandoned that plan. However we did complete vacating Second St and Francis Ave, and we merged the land into one lot. We obtained a building permit and continue work to rehabilitate the cabin at 8747 Woodrow Ave.

We recently learned that the cabin being restored has a 9 foot setback from National Forest land when a 25-foot setback is required in an A-5 zone. We are requesting administrative relief to allow the cabin to remain in its current location of 60+ years.

In addition to the setback approval, we are requesting a special use permit that would allow us to retain the right to three cabins on the property. One cabin would be occupied full-time. The other two cabins would be rented for short-term occupancy.

#5 Proposed facilities, structures, roads.
We will continue work on the reclaimed cabin until it is ready for full-time occupancy. We plan to tear down the cabin that is too structurally damaged to be salvaged, and build a totally new cabin to replace it. The third cabin we hope to use as a storage shed. To replace the housing potential of that cabin, we plan to build a second new cabin. To service the three residences, we will put in an engineered septic system and drill one well at the east side of the property.

Thank you for considering our request,

UNITED STATES POSTAL SERVICE

Date: June 6, 2017

Karen Magistrelli:

The following is in response to your June 6, 2017 request for delivery information on your Certified Mail™ item number 70161370000039545599. The delivery record shows that this item was delivered on June 1, 2017 at 11:22 am in COLORADO SPRINGS, CO 80903. The scanned image of the recipient information is provided below.

Signature of Recipient :

Address of Recipient :

Thank you for selecting the Postal Service for your mailing needs.

If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,
United States Postal Service

Robert L. and Karen R. Magistrelli
9125 Canyon Road
Woodland Park, CO 80863
719-687-9703

VAETH DAVID LAWRENCE &
VAETH ANNA MAE LIVING TRUST
Location: 11060 THIRD ST

May 30, 2017

Mailing Address: PO Box 41, Cascade, CO 80809-0041

Dear David and Anna Mae,

This letter is being sent to you because Bob and Karen Magistrelli and family are seeking a variance on a cabin being rehabilitated in El Paso County at the referenced location (see Item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact in Item #2. You can express no opinion or respond either for or against in writing, or in person to the Development Services Director , Craig Dossey, at 2880 International Circle, Suite 110, Colorado Springs, CO 80910-3127 or call 719-520-6300.

#2 For questions specific to the project, please contact:
Karen Magistrelli
9125 Canyon Road, Woodland Park, CO 80863
719-687-9703 or 719-310-3295

#3 Site
Address: 8727, 8737, 8747 Woodrow Avenue
Location: Due east of your property
Size: 3.17 acres
Zoning: A-5

4. Request and justification:
We are trying to put to meaningful use the old Thomas Russell land east of you. We are no longer seeking to develop an outdoor wedding site. The parking requirements would result in the removal of too many trees. In working with El Paso County, we vacated Second St and Francis Ave, and merged the land into one lot. We obtained a building permit and continue work to rehabilitate the cabin at 8747 Woodrow Ave.

We recently learned that the cabin being restored has a 9 foot setback from National Forest land when a 25-foot setback is required in an A-5 zone. We are requesting administrative relief to allow the cabin to remain in its current location of 60+ years.

In addition to the setback approval, we are requesting a special use permit that would allow us to retain the right to three cabins on the property. One cabin would be occupied full-time. The other two cabins would be rented for short-term occupancy.

#5 Proposed facilities, structures, roads.
We will continue work on the reclaimed cabin until it is ready for full-time occupancy. We plan to tear down the cabin that is too structurally damaged to be salvaged, and build a totally new cabin to replace it. The third cabin we hope to use as a storage shed. To replace the housing potential of that cabin, we plan to build a second new cabin. We will put in an engineered septic system to service the three cabins. We will drill a well at the east side of the property – farthest away from your property.

Thank you for considering our request,

Bob and Karen Magistrelli

UNITED STATES POSTAL SERVICE

Date: June 6, 2017

Karen Magistrelli:

The following is in response to your June 6, 2017 request for delivery information on your Certified Mail™ item number 70161370000039545605. The delivery record shows that this item was delivered on June 1, 2017 at 3:32 pm in CASCADE, CO 80809. The scanned image of the recipient information is provided below.

Signature of Recipient :

Dan D. Voeth

Address of Recipient :

P.O. Box 41
Cascade CO
80809

Thank you for selecting the Postal Service for your mailing needs.

If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,
United States Postal Service