

October 4, 2017

El Paso County Planning and Community Development

This letter of intent is to allow 4.76 acres when 5 is required at 2140 Slocum Rd. Our client had a fire in December of 2016. The fire damaged less than 30% of the structure. There was some structural damage to the living room. We applied for a fire damage permit and were informed at that time that the house was located in a 100-year floodplain. Current floodplain code would require us to eliminate the basement and raise the structure 36" above the existing grade. We proceeded with new drawings while the asbestos was abated from the structure.

During plan review we were informed that the property size was smaller than the covenants required. We were also given a letter, Administrative Determination of Nonconformity dated June 30, 2011. It stated that, "In accordance with the analysis provided, the subject parcel (ID 44020-00-009) is a legally created lot with respect to subdivision regulations. While the lot does not meet all zoning standards, this department can authorize building permits for reconstruction of a damaged home on this property."

In talking to your department we were informed that because we removed the original structure, excepting the basement foundation, that we would need Administrative Relief to acquire the permit to rebuild. It seems in this case that we could not win, PPRBD and FEMA require us to raise the structure due to the floodplain, and because we did, we now need to acquire Administrative Relief for an issue that was dealt with seven years ago.

The property at 2140 Slocum is 4.76 acres and is zoned RR-5. The property will remain the same, only having one residence. The physical size of the lot is 160' x 1323'.

Sincerely,

Troy Bennett (Owner)
BELFOR Property Restoration (General Contractor, license #15662)