



August 25, 2022, Revised October 3, 2022 (*italics*)

REFERENCE:

*PCD File No. ADR-22-013*

LETTER OF INTENT

ADMINISTRATIVE RELIEF: 1060 W CARIBOU DRIVE, MONUMENT, CO 80132,

OWNER(S):

KARL M & MARGARET-PATRICIA LARSEN (719-321-4122)

APPLICANT:

GARY SPARROW, 719-210-6177, G.SPARROW@BUILDWITHIBS.COM

LEGAL DESCRIPTION:

SCHEDULE NO. 7113302103

ZONED RS-20000

LOT 433, SOUTH WOODMOOR PRESERVE FIL NO 2

The Larsen's would like to add a 3-story addition to the east side of their home. The proposed addition will encroach on the east property line setback by 1' 7" (north corner) to approximately 1" (south corner). See the preliminary site plan attached. The 1' 7" is a 10.6% increase. We understand that El Paso County Planning and Community Development provides an administrative relief process to review and approve/disapprove a variance of not more than 20% or 3' for a 15' setback. This is described under the Land Development Code 5.5.1 Administrative Relief (B) PCD Authorized to Grant Administrative Relief (1) Reduction In Lot Areas, Setbacks and Lot Widths. We are seeking administrative relief for the following reasons:

1. The primary purpose for the addition is to include a (3) stop residential elevator for medical mobility. Please see the letter from Karl and Margaret-Patricia Larsen attached.
2. The addition will also include ADA compliant changes such as an enlarged master shower, wider doorways and increased space for wheelchair mobility.
3. The only area of the home with access to all (3) levels is on the east side.
4. Rooms to be expanded include the master bathroom/closet, guest bedroom with elevator access, the main level laundry room with elevator access and a basement vestibule with elevator access. An addition to the south side of the home would not accommodate these areas and would affect the view corridor of the neighbors to the east.



This request is being made because the “reasons” listed above demonstrate that “strict application of the (setback) standard in question is unreasonable.” This “hardship” request would comply with all of the criteria in the Land Development Code 5.5.1 Administrative Relief (D) Findings Necessary to Grant Administrative Relief.

The proposed addition would fit in very well with the surrounding homes. The scheduled exterior improvements to the addition and existing home will be at a much higher standard than the current condition of the home. The goal of an addition or major renovation is to make the home look like it was never changed or adjusted. This is certainly the case with the proposed Larsen addition. A number a major building components are being changed or adjusted to accomplish this goal. See the building plans attached.

1. The trusses and roof structure (including the over frame) are designed so they match the existing pitch, valleys and ridges of the existing home
2. The existing and new roofs are scheduled to be re-shingled
3. The existing and addition siding are scheduled to get new stucco - the existing home has lap siding
4. The front exterior (north) of the existing home and addition exterior are scheduled to get new stone

*The proposed addition will not adversely impact adjacent properties or existing drainage patterns.*

Thank you for your consideration.

Gary Sparrow  
President/Owner  
General Contractor, ID # 21774