EL PASO COUNTY
COLORADO

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

November 3, 2026

RE: 11770 Ada Lane – Administrative Relief for rear setback

File: ADR268
Parcel ID No.: 5218000025

This is to inform you that the above-referenced request for approval of an application for Administrative Relief, to allow a rear setback of 20 feet where 25 feet is the minimum setback requirement for a structure within the RR-5 (Residential Rural) zoning district, was **approved** by the Planning and Community Development Director on November 3, 2026. It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the review criteria for Administrative Relief included in Section 5.5.1 of the El Paso County Land Development Code (as amended). Current and future use of the property shall continue to be governed by Table 5-1, Principal Uses, of the Land Development Code. Approval of the requested Administrative Relief application is subject to the following:

CONDITIONS AND NOTATION

Conditions

1. Any expansion or additions beyond the existing or proposed structures (e.g. deck, patio room, shed) may require separate application(s) and approval(s) if the development requirements of the RR-5 zoning district cannot be met.

2. Approval of a site plan by the Planning and Community Development Department, and issuance of a building permit from the Pikes Peak Regional Building Department are required prior to construction.

Notation

Physical variances approved for a proposed structure (except for lot area variances) are valid only if construction of the structure is initiated within twelve (12) months of the date of the approval.

All administrative relief decisions, such as this one, may be appealed to the Board of Adjustment within 30 days of the date of the decision. Should you have any questions, please contact Lacey Dean at (719) 520-7943.

Sincerely,

APPROVED
Plan Review
11/05/2026 11:08:23 AM
dsdhowser
EPC Planning & Community Development Department

Meggan Herington, AICP, Executive Director
El Paso County Planning and Community Development Department
File: ADR268

PROJECT STATEMENT FOR LAFITTE RESIDENCE

Jeff & Sharon Lafitte

11770 Ada Ln

Colorado Springs, CO 80908

5218000025

Zoning RR-5

Champion Window Co of Colorado Springs

Doug Krehbiel

(719) 452-8941

dkrehbiel@championwindow.com

Requesting 20' rear yard setback where 25' is required in the RR-5 zoning district to include deck, patio room, and existing shed.

1. EXTRAORDINARY OR EXCEPTIONAL CONDITIONS:
   11770 Ada Ln is situated near Black Forest Rd and Burrows Rd in the Monument Addition area. The property in question suffers from some these disparities. The adjacent lots, as well as several other properties in the region, could easily build the structure proposed, with the margins asked for in the zoning requirements of RR-5 as described in Chapter 5.5.1 of the Land Development Code, County of El Paso. On the property in question the home is built within 9' of the 25-foot RYS, making it almost impossible for any reasonable improvement for the back of the home. Granting of the administrative relief will also positively affect the Lafitte's property by allowing the owner to take advantage of the backyard area of the home year-round.

2. NO REASONABLE USE:

11770 Ada Ln fits into the category of no and less reasonable use, both with placement of the proposed patio enclosure, as well as the size of the yard itself. As far as the placement of the proposed patio enclosure on the house itself, there are reasons for its needing to be built where proposed. The natural and only logical placement of the enclosure is off the back of the home, where proper egress from the home, yard space and wooded areas dictate that the patio enclosure would be best used and enjoyed in this area, The new deck on the back of the home which the new patio enclosure will be built in place of adds to the advantage of the patio enclosure on the back of the home. There is no proper egress or enough space on the sides of the home to allow the build of a patio enclosure. As stated before in regard to the size of lot, and placement on the existing home, it would be reasonable for several nearby zoned lots to build the same structure.

3. NO ADVERSE IMPACT:

   11770 Ada Ln should ultimately be granted its administrative relief because, after meeting the aforementioned requirements, there are no adverse impacts to either the city or surrounding neighborhood. Stormwater runoff from the proposed structure will not adversely impact neighboring or downstream properties. There will not, as a result of the new structure, be any adverse impact to parking, traffic, no additional vehicle trips will be generated, nor will there be any impact to the wildlife in the area, before or after this project is built. No new roadways, utilities, or any other external or internal factors will affect the neighborhood adversely. The request for administrative relief only applies to the absolute minimum area needed to build the enclosure. Given the uniqueness of the building scenario, and the physical limitations of the existing home's ability to support the structure anyplace else, is enough to guarantee no weakening to the general purpose of the zoning ordinance regulations.

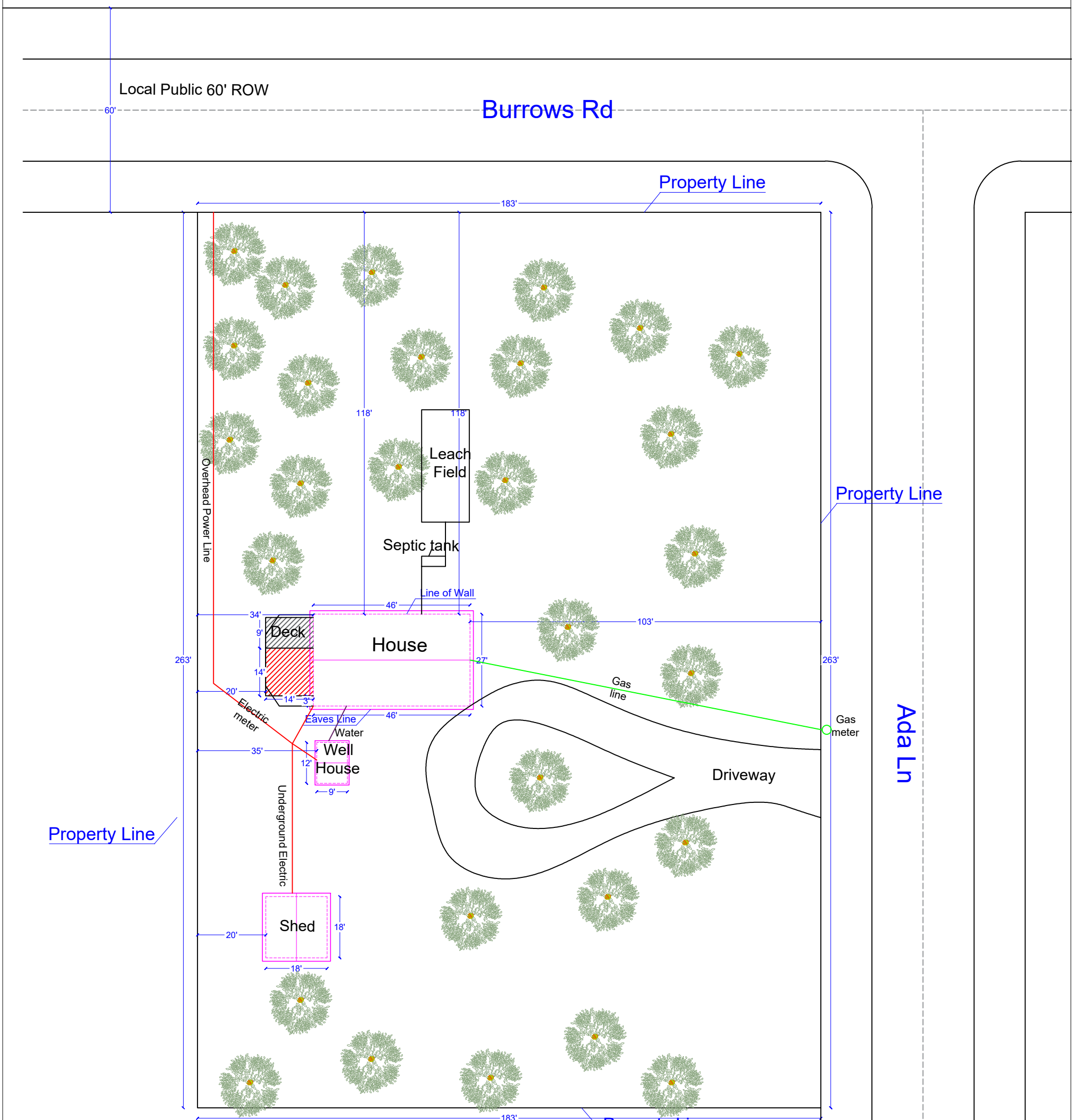
4. NO INCREASE IN DWELLING UNITS:

   The granting of administrative relief to 11770 Ada Ln will not increase the number of dwelling units on the parcel.

Thank you for your consideration of this project.

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE

This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.



Plot Plan for:	Owner:LAFITTE, JEFFERSON W	Lot size: 1.12 AC
	Address:11770 Ada Ln	Scale: 1"=30'
Submitted by:	Subdivision:	Add. Info:Lafitte_5050005761_CO Springs
	Parcel/Locator:5218000025	