

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

Please include a section discussing the general request of the administrative relief (for example, requesting 20 feet where 25 feet is required in the RR-5 zoning district to build a deck)

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 or overlays as described in Chapter 7.3.1 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.

this parcel is not in an overlay zone. You can mention that here to satisfy the requirement to discuss overlays.

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

This chapter is not relevant to this application. Did you mean Section 5.5.1.?

Staff recommends discussing the natural features of the parcel, such as wooded areas, in this section as well to aid in the reasoning for the proposed location.

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, and yard space 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:

Staff recommend discussing the wildlife impact in this area which is a level 1 (low 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. There will not, as a result of the new structure, be any adverse impact to parking or traffic 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 anywhere else, is enough to guarantee no weakening to the general purpose of the zoning ordinance regulations.

Please include the following statement: Stormwater runoff from the proposed structure will not adversely impact neighboring or downstream properties.

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.

Please include a statement that no additional vehicle trips will be generated to the site by the proposed structure.

Thank you for your consideration of this project.