

PROPOSED

EXISTING BUILT ENVIRONMENT 1



FRONT ELEVATION SINGLE FAMILY RESIDENCE PROPOSED
 SCALE: 1/16" = 1'-0"
 ADDRESS: 12172 Goodson Rd, Colorado Springs, CO 80908
 6,502 SQ FT
 RIDGE HEIGHT IN FRONT 32'7 13/16"
 MAX RIDGE HEIGHT IN REAR: 39'4"
 AVERAGE GRADE TO MAX RIDGE HEIGHT: 35.9921875'



FRONT ELEVATION EXISTING RR5 ZONED SINGLE FAMILY RESIDENCE 1
 SCALE: 1/16" = 1'-0"
 ADDRESS: 4040 Saunderton Grv, Colorado Springs, CO 80908
 13,575 SQ FT
 RIDGE HEIGHT: 41'-2 1/2"



REAR ELEVATION SINGLE FAMILY RESIDENCE PROPOSED
 ADDRESS: 12172 Goodson Rd, Colorado Springs, CO 80908
 6,502 SQ FT
 RIDGE HEIGHT IN FRONT 32'7 13/16"
 MAX RIDGE HEIGHT IN REAR: 39'4"
 AVERAGE GRADE TO MAX RIDGE HEIGHT: 35.9921875'



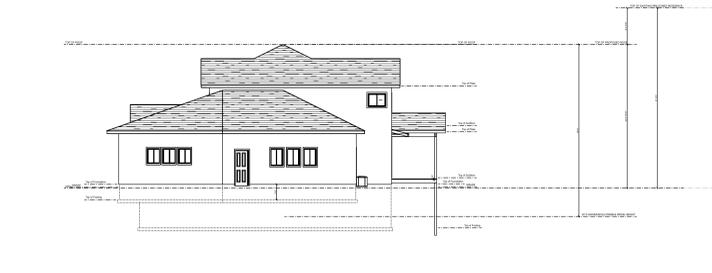
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 13,575 SQ FT
 RIDGE HEIGHT: 41'-2 1/2"

AVERAGE GRADE CALCULATION

FRONT HEIGHT	REAR HEIGHT	CALC
32'7 13/16" (391.8125")	+ 39'4" (472")	= $\frac{71'11 13/16" \times 12 (863.8125")}{2}$
		= 431.90625" / 12"
		= 35.9921875' ABOVE GRADE
		36' ABV GRADE 20% MAXIMUM BUILDING HEIGHT
		FOUNDATION AT 8" ABOVE GRADE FRONT OF RESIDENCE TYP

Table 5.4. Density and Dimensional Standards for Agricultural, Residential and Special Purpose Districts

Zoning District	Maximum Density (DU/±)	Minimum Lot Size		Minimum setbacks (Principal/Accessory) ^{1,2}			Maximum Lot Coverage	Maximum Height
		Area ²	Width (at front setback line)	Front	Rear	Side		
Forestry and Agriculture								
F-5		5 acres ²	200 ft	25 ft ^{3,4}	25 ft ^{3,4}	25 ft ⁴	25%	30 ft
A-35		35 acres ²	1500 ft	25 ft ^{3,4}	25 ft ^{3,4}	25 ft ^{3,4}	None	30 ft
A-5		5 acres ²	200 ft	25 ft ^{3,4}	25 ft ^{3,4}	25 ft ^{3,4}	None	30 ft
Rural Residential/Rural Suburban								
RR-5		5 acres ²	200 ft	25 ft ³	25 ft ³	25 ft ³	25%	30 ft
RR-2.5		2.5 acres	200 ft	25 ft ³	25 ft ³	15 ft ³	None	30 ft
RR-0.5		21,780 sq ft	100 ft	25 ft ^{3,5}	25 (5) ft ³	10 ft ^{3,5}	None	30 ft
Residential Suburban Zoning Districts								
RS-20000		20,000 sq ft	100 ft	40 ft	40 (15) ft	15 ft	20%	30 ft
RS-6000		6,000 sq ft ^{3,5}	50 ft	25 ft ³	25 (5) ft ³	5 ft ³	40%/45% ³	30 ft
RS-5000		5,000 sq ft ^{3,5}	50 ft	25 ft ³	25 (5) ft ³	5 ft ³	40%/45% ³	30 ft

TABLE 5.4. - DENSITY AND DIMENSIONAL STANDARDS

COMPARISON OF PROPOSED RESIDENCE AND EXISTING BUILT ENVIRONMENT ZONE RR-5

12172 GOODSON RD
 Colorado Springs, CO 80908
THE MAKINGS RESIDENCE

Thursday, February 15, 2024

The maximum height in the El Paso County Colorado Land Development Code, Chapter 5, Table 5-4 General Zoning Districts is unnecessarily burdensome to the property owners of 12172 Goodson Rd. Requesting for consistency and compatibility with existing built environment of neighboring properties. (See attachment Side By Side Comparison With Surrounding Existing Built Environment.pdf) Furthermore, the proposed will bring economic benefits to the currently vacant surrounding land with an increase of interest in the area due to the new construction. The increased height allows for a more efficient use of space and reduced overall footprint, minimizing impact on the surrounding environment. We have increased the size of the joists above code minimum to 16" x 14 3/8" at 16" o/c as opposed to 11 1/2" at 12" o/c for increased stability in the floor system and less deflection overall. This increase in floor depth has affected our overall building height as well and is a company architectural and structural design requirement. Overall, this variance request will remain consistent with surrounding existing built environment, bring economic benefits to the currently vacant land, minimize impact on the surrounding environment, will stand structurally sound above code minimum to company required architectural standards, and above all complies with the 20% Maximum Increase in building height for a RR-5 zoned property.

Nighthawk Design
 a Hawk Companies, Inc. Business
 2609 N. Chelton Rd., Colorado Springs, Colorado 80909
 Christopher Wiebe Dennis Asher
 719.477.9460 (office) hawkcompanies@gmail.com 719.439.9294 (Chris' cell)

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PROPOSED

EXISTING BUILT ENVIRONMENT 2

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 AVERAGE GRADE TO MAX RIDGE HEIGHT: 35.9921875'



FRONT ELEVATION EXISTING RR5 ZONED SINGLE FAMILY RESIDENCE 2
 SCALE: 1/16" = 1'-0"
 ADDRESS: 20490 Amanda Ct Colorado Springs, CO 80908
 5,994 SQ FT
 RIDGE HEIGHT: 36'-0"



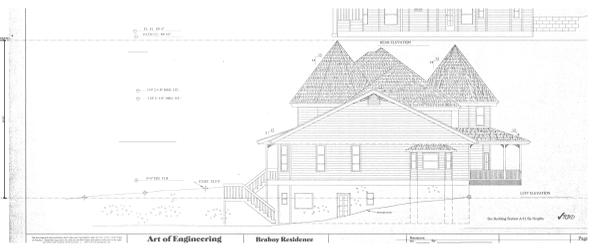
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 SCALE: 1/16" = 1'-0"
 ADDRESS: 20490 Amanda Ct Colorado Springs, CO 80908
 5,994 SQ FT
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LEFT ELEVATION SINGLE FAMILY RESIDENCE PROPOSED
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LEFT ELEVATION EXISTING RR5 ZONED SINGLE FAMILY RESIDENCE 2
 SCALE: 1/16" = 1'-0"
 ADDRESS: 20490 Amanda Ct Colorado Springs, CO 80908
 5,994 SQ FT
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RIGHT ELEVATION SINGAL FAMILY RESIDENCE PROPOSED
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AVERAGE GRADE CALCULATION

FRONT HEIGHT	REAR HEIGHT	CALC
32'7" 13/16" (391.8125")	+ 39'4" (472")	= 71'11" 13/16" x 12 (863.8125")
		= 431.90625" / 12"
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		35.9921875' ABOVE GRADE
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		Area ³	Width (at front setback line)	Front	Rear	Side		
Forestry and Agriculture								
F-5		5 acres ⁴	200 ft	25 ft ^{1,2}	25 ft ^{1,2}	25 ft ¹	25%	30 ft
A-35		35 acres	1500 ft	25 ft ^{1,2,3}	25 ft ^{1,2,3}	25 ft ^{1,2,3,4}	None	30 ft ⁵
A-5		5 acres ⁴	200 ft	25 ft ^{1,2}	25 ft ^{1,2}	25 ft ^{1,2}	None	30 ft
Rural Residential/Rural Suburban								
RR-5		5 acres ⁴	200 ft	25 ft ¹	25 ft ¹	25 ft ¹	25%	30 ft
RR-2.5		2.5 acres	200 ft	25 ft ¹	25 ft ¹	15 ft ¹	None	30 ft ⁵
RR-0.5		21,780 sq ft	100 ft	25 ft ^{1,2}	25 (5) ft ¹	10 ft ^{1,2}	None	30 ft
Residential Suburban Zoning Districts								
RS-20000		20,000 sq ft	100 ft	40 ft	40 (15) ft	15 ft	20%	30 ft
RS-6000		6,000 sq ft ^{1,2}	50 ft	25 ft ^{1,2}	25 (5) ft ¹	5 ft ^{1,2}	40%/45% ^{1,2}	30 ft
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TABLE 5.4. - DENSITY AND DIMENSIONAL STANDARDS

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PROPOSED

EXISTING BUILT ENVIRONMENT 3

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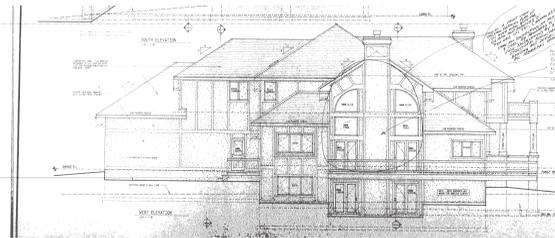
FRONT ELEVATION EXISTING RR5 ZONED SINGLE FAMILY RESIDENCE 3

SCALE: 1/16" = 1'-0" ADDRESS: 19710 Via Verde Lane, Monument, CO 80132
 6,960 SQ FT
 RIDGE HEIGHT: 35'-2 1/4"



REAR ELEVATION PROPOSED SINGLE FAMILY RESIDENCE

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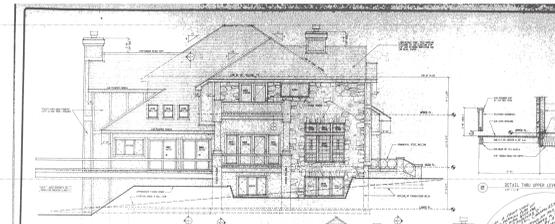
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