

Please add "PCD File No. BOA-22-005".

Please apply for a driveway access permit and a secondary driveway access permit.

## Letter of Intent – Dimensional Variance

Property: 19725 Draco Drive

Feel Free to Give Us A Call With Any Questions!

1. This letter is being sent to you because Briana Dodson is proposing a land use project in El Paso County at the referenced location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item number 2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning and Community Development Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against, or expressing no opinion in writing at the public hearing for this proposal.

2. For questions specific to this project, please contact:

a. Briana Dodson

b. Phone Number: 303-587-7187 Email: [bridodson@yahoo.com](mailto:bridodson@yahoo.com)

Please state "we are requesting a side setback of 5.5 feet where 25 feet is required per the RR-5 zoning district"

3. Site address, location, property size, and zoning:

a. Site Address: 19725 Draco Drive

b. Location: Monument, CO 80132

c. Property Size: 4.97 acres

d. Zoning: RR-5

Planning department determined your lot to be 5 acres

4. Property Tax Schedule Number: 7103006002

5. Zoning: RR-5

6. This house was built in 1972 and the northeast corner of the house does not meet setback requirements from the property adjacent-19675 DRACO DR.

As determined by the planning department:

"The structure on the property in question is an existing residential structure which was built in 1972. According to a site plan provided by the owner, the existing residential structure is located approximately 5.5 feet from the east property line. In 1972, when the structure was constructed, the side setback requirement within the A-5 zoning district was 25 feet. The structure encroaches 19.5 feet into the required side setback. Because the structure did not meet the setback

requirements at the time of construction, it cannot be considered a nonconforming structure. In addition, there are no records of an approved dimensional variance legalizing the setback encroachment.”

The house is currently missing a garage and as much fun as it is to winter without one we would like to add one up towards Draco Drive in front of the house at some point in the future. It would be well within current legal setbacks. In order to do so however the 50 year old house setback issue must be addressed. I am writing to you to notify you that we are planning to go before the Board of Adjustment to apply for a variance for the setback issue with the house itself to be addressed.

7. There are no topographic difficulties of this lot or exceptional narrowness.

8. Hardships:

-Structure in violation of the setback requirement is the primary residence built 50 years ago in 1972.

-Unable to purchase land from the neighbor whose lot the house encroaches upon - 19675 DRACO DR. as their lot is exactly 5 acres so selling us the strip of land to meet the setback requirements would then put their lot below the 5 acre RR-5 zoning requirement and out of compliance.

-There is no way to come into compliance with current setback regulations beyond destroying the primary residence.

9. There is no applicable overlay zoning.

10. Since all future structures for this property would meet setback requirements there would be no impact to the surrounding area beyond the position of the existing primary residence which has stood for 50 years. This proposal is simply to legally validate the location of the home built 50 years ago so future structures may be permitted in the future.

Please add a statement confirming the proposed request will not adversely impact existing drainage patterns or adjacent properties.