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**Southwestern Asset Management LLC
3900 S. Harvest Ln
Stillwater, OK 74074-1239**

Administrative Relief request to adjust Set-Backs

2 Feb, 2024

Letter of Intent

Owner:

Southwestern Asset Management LLC

Applicant:

Glenn Brooke – DDD Services

PO Box 77162, Colorado Springs, CO 80970

REQUEST

The owners request adjustment of the Front & Rear Set-backs from 25' to 20'

LOCATION

The single family lot is located in Cascade at the intersection of Pikes Peak Hiway and Fountain Ave. The specific address is 4770 Pikes Peak Hiway and carries the Tax Schedule Number 8322401005.

BACKGROUND

This area of the county is zoned R-T which normally would provide for 5 acre lots. The zoning for this lot was established long after the platting process and this and other surrounding lots are much smaller than that standard at 9850 sq. ft.

PROJECT DESCRIPTION

After reviewing the odd configuration of the property boundary lines it was determined that only a shallow home could be designed to fit the only available spot on the lot. The home design created is less than 25' deep to fit the northernmost section of the property. As this section is only 65' deep, a reduction of set-backs is required to accomplish even this modestly sized home.

DISCUSSION

This zone district requires a 25' front and rear Set-back which would have limited the depth of a design to 15' utilizing the aforementioned area of the lot. This area of the lot was selected due to the need to preserve the most viable location for an engineered septic system.

No overlay conditions exist on this or neighboring parcels.

The requested 20' Set-backs are consistent with the Administrative Relief provisions of the Land Development Code.

(continued)

In accordance with the Land Development Code the finding necessary to grant Administrative Relief are:

- The strict application of the standard in question is unreasonable or unnecessary given the development proposal or the measures proposed by the applicant; or that the property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district;

The boundaries and topography of this lot only yield one potential building pad considering the most level area needs to be preserved for septic installation. As this section of the lot is only 65' deep, reduction of set-backs are needed to allow for any sort of residence design.

- The intent of this Code and the specific regulation in question is preserved;

The intent of the code is preserved as the apparent set-backs are much greater than the actual set-backs due to the adjacent right-of-ways.

- The granting of the administrative relief will not result in an adverse impact on surrounding properties; and

Surrounding parcels are of similar size with similar Set-backs. In fact there is only one adjoining parcel and it shows a 19' +/- Set-back on RBD records.

- The granting of the administrative relief will not allow an increase in the number of dwelling units on a parcel.

Granting of this Administrative Relief does not increase density of dwelling units beyond Code allowance.

This lot size and zone district are typical of the neighborhood and the Set-backs requested are consistent with the surrounding parcels with no impact to those properties predicted.

Respectfully submitted for your consideration,


for Southwestern Asset Management - Owner


Glenn Brooke - Applicant