

Natalia Erickson

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ADD: PCD File No. BOA261

May 20, 2026

El Paso County Planning and Community Development

2880 International Circle, Suite 110

Colorado Springs, CO 80910

Subject: Request for Dimensional Variance for Existing Accessory Structures

Property Address: 422 Niagara St, Colorado Springs, CO 80911

Parcel Number: 5519217024

Current Zoning: RS-5000 CAD-O

Legal Description: LOT 13 BLK 7 WILSONS WIDEFIELD ADD 3

Dear Members of the Board of Adj

ADD: The dimensional standards of the RS-5000 zoning district requires that all accessory structures be located at least 5 feet from all rear and side property lines.

I respectfully request approval of a dimensional variance for three existing accessory structures located on my property at 422 Niagara Street. This request is made under **Category 2 – Equitable Consideration** of the El Paso County Land Development Code because the burdens of strict compliance with the zoning setback requirements significantly exceed the benefits that would be gained by requiring compliance for this specific property.

Existing Structures

ADD: Specify what the actual dimensional variance request will accommodate for each structure. Identify the height of each structure.

1. **Shed #1** – Installed in the summer of 2024 and used for household tools and season For shed #1 (144 sq ft, __ height) - requesting 3' rear setback and 2' 4" side setback.
2. **Chicken Coop** – Originally constructed as a dog run in 2012 and later converted into a cl For chicken coop (__ sq ft, __ height) - requesting __ rear setback and __ side setback.
3. **Shed #2** – Installed in 2019 and used for lawn and garden equipment storage. For shed #2 (144 sq ft, __ height) - requesting 3' side setback (no conflict with rear).

All three structures are structurally sound, well maintained, and used solely for residential purposes. They are compatible with the established residential character of the neighborhood and have become part of the property's long-standing residential use. This request concerns only the existing placement of these structures and does not involve any expansion, increase in density, or change in land use.

Category 2 – Equitable Consideration

The burdens of requiring strict compliance with the setback requirements substantially outweigh any practical benefit that would be achieved by relocating or removing these existing structures.

The structures have remained in place for several years and continue to serve ordinary residential purposes. Their current locations do not interfere with public safety, traffic circulation, drainage, emergency access, or the residential character of the neighborhood. Requiring relocation would provide little measurable benefit to surrounding properties while creating substantial burdens for this property.

One of the primary considerations involves **Shed #1**, which is located adjacent to existing underground utility infrastructure, including **pool utility lines, gas lines, and telephone lines**. Relocating the shed farther from the property line to meet the current setback requirements would require moving it directly into the area occupied by these underground utilities. Rather than reducing conflicts, relocation would increase the potential for disturbing or damaging existing infrastructure and would create a greater impact than allowing the shed to remain in its current location.

I fully understand that approval of this variance does not interfere with the rights of utility providers. If utility companies require access to these utility lines in the future, I acknowledge that I will be responsible for removing or relocating any affected structure, at my own expense, to provide that access. I fully accept that responsibility and understand that utility access rights take precedence over the placement of these structures.

Maintaining the structures in their existing locations avoids unnecessary disturbance to underground utilities while preserving the intended residential use of the property. Under these circumstances, the burden of strict compliance significantly exceeds any practical benefit that relocation would provide.

Additional Equitable Considerations

In addition to the property's physical conditions, relocating these structures would impose a substantial financial and practical burden.

I am a disabled veteran currently serving in the United States Army Reserve while attending school using GI Bill benefits. Due to ongoing medical issues, I was forced to leave my position in the operating room at Parkview Hospital, resulting in a significant reduction in income and limiting my ability to perform the physical labor necessary to relocate these structures.

I am also responsible for supporting three children currently living at home. The cost of removing and reconstructing the structures would create a significant financial burden that

is disproportionate to any public benefit achieved through strict enforcement of the setback requirements.

Compatibility with the Neighborhood

The property is located within an established residential neighborhood where accessory structures are common. The sheds and chicken coop are consistent with the scale and character of surrounding properties and remain compatible with the existing neighborhood.

Although concerns have been raised by a neighboring property owner, I continue to responsibly maintain the property. The chicken coop is cleaned regularly and maintained to minimize odors and pests. The structures remain in good repair and do not create public safety concerns or interfere with drainage, utilities, or access.

Minimum Relief Requested

The requested variance represents the minimum relief necessary to allow the continued use of the existing structures in their current locations. No additions or expansions are proposed.

Granting this variance will not interfere with existing utility easements or utility company access rights. I acknowledge that utility providers retain the right to access their facilities, and I accept full responsibility for removing or relocating any affected structure, at my own expense, should utility access become necessary in the future.

Enclosed for your review are the required site plan and photographs showing the location of the structures on the property.

For these reasons, I respectfully request that the Board approve this dimensional variance under the **Category 2 – Equitable Consideration** provisions of the El Paso County Land Development Code. The burdens of strict compliance clearly exceed the benefits that would be achieved for this specific property, and approval will allow the continued safe and responsible use of these existing structures while preserving the residential character of the neighborhood.

Thank you for your time, consideration, and service to our community.

Respectfully,

Natalia Erickson
