

**Proposed Site Plan
With Front Setback
Non-Use Variance**

506 Hawthorne Place
Colorado Springs, CO 80906
Owner: Michael Lowery
6745 Twelve Oaks Blvd
Tampa, FL 33634
(Temporary)
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Site Data:
R-1 6000
Lot: 9198 sf
Maximum Lot Coverage 30%
Allowed Maximum Lot Coverage 2945 SF
Proposed Lot Coverage 2655 SF
Maximum height 30'
Maximum Front Yard Setback Coverage 40%
Front Yard Curb to Setback Area 3689 SF
Allowed Front Yard Coverage @ 40%: 1475 SF
Proposed Front Yard Coverage: 816 SF
Garage Square Footage: 945 SF

Legal Description:
LOT 9 BLK G RESUB OF
BLKS B, D & E FRANTZHURST REFIL - NEW PARCEL NUMBER
FOR 2013 IS 74254-06-012

AR NV 19-00783 was approved on January 20,
2020 to allow a 13 foot front yard setback where
25 feet is required.

