

Project Statement

Description:

- A) Place three RVs on the property, at least two of which will be Park Model “tiny homes” which will be set and skirted with the wheels removed, and at least one of which will be connected to a well on the property, a septic system, and have power supplied via solar and propane, and which will be used as a temporary residence for the purpose of enjoying the property. The other “tiny home” and RV will be reserved for family use and visits.

- B) Place up to seven beehives on the property for the purpose of providing bee habitat and producing honey.

Justification:

1. This property presents exceptional or extraordinary circumstances and conditions as it is a 35-acre parcel situated within a larger, 400-acre parcel that is vacant and undeveloped. The owner desires to spend more time on the property in order to become more familiar with the characteristics of the land and the surrounding area before committing to building a permanent residence and perhaps a mirco-farm.
2. According to Colorado Springs Code, a residence is a permitted use in an agriculturally zoned parcel. The property currently has no buildings whatsoever. The Code does not permit mobile homes or residences on wheels or in RVs but property owner desires to have something temporary in which to enjoy the property before committing to permanent residence site. As to the seven beehives, Colorado Springs Code only permits one hive per residence, but the property is 35 acres of undeveloped, vacant agricultural land, and property owner desires to enhance the enjoyment and productivity of the property with additional beehives.
3. Both the RVs and most of beehives will be set back from all public roads and therefore this proposal will not cause any reasonable damages or detriment to anyone in the neighborhood or surrounding area.

Issues:

1. There are no issues with this proposal.