

Development Review Enterprise / Drew Foxx, City Planner

1307 E. Monroe St.

Project statement

Thank you for taking the time to review our proposal, we appreciate your consideration. We are both Native to Colorado Springs. When we bought this house back in 1996, we said this was our forever home and we would always make it beautiful. Our front porch has needed upgrading since we bought the home and now, we finally are doing so. Our son attends District 11 schools and is currently attending Palmer High School. We hope to one day pass this home on to him and his family.

The proposed project involves an attached front porch on my single-family residential lot in Colorado Springs two blocks north of Patty Jewett Golf Course. This is a single level structure to be constructed on the North side of the home. The structure will be a single purpose area as front porch space only. We have submitted a Development Standard Adjustment application requesting a front yard setback of 16' where 30' is required per 7.4.201.A to support the location of the front porch. The front porch is 310 sq. ft. at 14' in height.

Due to the lot size and condition of the neighborhood and surrounding properties this is not affected by the addition of this porch.

The proposed porch would mirror similar porches in our neighborhood and surrounding area.

By adding this porch, the total lot coverage of all structures is well below the 45% threshold at 20%.

The list below shows comparable properties with comparable structures:

- | | | | |
|--------------------|---------------------|---------------------|---------------------|
| 1202 E. Monroe St. | 1329 E. LaSalle St. | 1414 E. LaSalle St. | 1427 E. Madison St. |
| 1240 E. Monroe St. | 1446 E. LaSalle St. | 1424 E. LaSalle St. | 1046 Jefferson St. |
| 1261 E. Monroe St. | 1404 E. LaSalle St. | 1443 E. Madison St. | 2310 Prospect St. |

Other important Information:

This is to help preserve the front of the house from rain, snow, hail, and other moisture that has caused mold and damage to the front of the house. Due to the north facing house any moisture takes a while before drying.

The new structure adds to the appeal of the house and surrounding area; We have added trees and plant materials to create color barrier and beauty surrounding landscape and open space.

Public safety: This addition has no impact on the public right away or public safety.

The new structure does not impede views of the surrounding area. It does not hinder any pedestrian access or disturb access to public right away and park area.

Homeowners have installed new landscapes to include trees, boulders and other plant material to create a buffer between new structure and public right away to enhance curb appeal.

Permanent conservation of natural area and newly landscaped area will be provided by homeowner to include:

- Watering
- Plant health
- Fertilization
- Pruning of all ground cover and plant material

All plants have been carefully selected for low water usage and to attract wildlife to include honeybees, butterflies, and other wildlife.

Upgraded seating area in public right away has been added. Where the public can sit and enjoy the color and wildlife that the landscape provides.

Note: All added landscape plants and trees and new dimensions of added patio are fully listed on the blueprint provided.