

FIGURE 2



10-6-17

Attachment A 1 of 2

My names is Barkley Martin and reside at 2432 Zane Circle. My wife and I are retired and our home faces the front yard of 2429 Zane Circle (see picture).

We oppose the Nonuse Variance request for the property at 2429 Zane Circle for three reasons;

- Neighborhood Integrity
- Site Plan
- Diminished Property Value

Our small cul-de-sac residential area needs to be protected from having a structure, 15' + from the street to the top of the structure, exist along the street (see picture for point of reference). This is the second non-conforming shed constructed at the site.

The neighborhood has been changed by the removal of hillside vegetation and the construction of the shed. No other sheds are built this high and this close to the street in residential neighborhoods.

The Site Plan consideration should provide all information related to the site to allow broader consideration of the request.

The property has street driveway access from Zane Place and two separate street driveway accesses from Zane Circle.

The structure appears as if it exceeds the allowed square footage. The actual measurements of the shed need to be established by Code Enforcement. Though this does not meet the required set back, it is my understanding the regulations of 7.3.105 section (1) (A) Shall not exceed eight feet (8') at the highest point if located within the required setbacks for the zone.

Establish the height of the structure, from the street level, as part of the request.

A utility vault exists within the 10' easement area of the property and is immediately "downstream" of the hillside slope where the shed was constructed. An underground alert was completed at the site to identify water, sewer, electrical, and service lines connections leading from the vault. Paint was used on the street to identify services. Flags were used to identify service lines.

The flags for the service lines coming from the vault appeared to be placed downstream, within 5' of the shed. The flags aren't shown on the site map in relationship to the shed should excavation in the area be required. Did Code Enforcement / Planning receive notification about the location of the lines before the flags were removed?

The security of the utility vault is significantly reduced by an inadequate set back from a structure being built immediate upstream of the vault.

Reasonable community Risk Management would not reduce security requirements of the utility vault to accommodate the construction of a shed on a heavily sloped hillside with mature trees. The interests of the residential community need to be preserved.

Allowing a stand alone shed to exist on a hillside adjacent to the street does not belong in a residential cul-de-sac area (see attached picture showing the shed as you approach on the street. It stands at least 15' above street level and has changed the nature of the neighborhood.

My contact with realtors supports that, in this case, property value would most likely be reduced because of the unconventional placement of a shed on the street hillside. Residential community property values are always reduced when residential homes utilize front yards and driveways to park six plus vehicles. Further, they were unaware of ever seeing any sheds allowed to be built on a street faced sloping hillside.

Please return the cul-de-sac to a residential area. Storage sheds do not belong on the street and it changes the integrity of the neighborhood. Changing the integrity of the neighborhood by allowing the shed has harmed property owners. We would not have considered this area if the shed were here at the time we purchased.

We urge the nonuse variance be denied and that the shed be removed.

Regards,

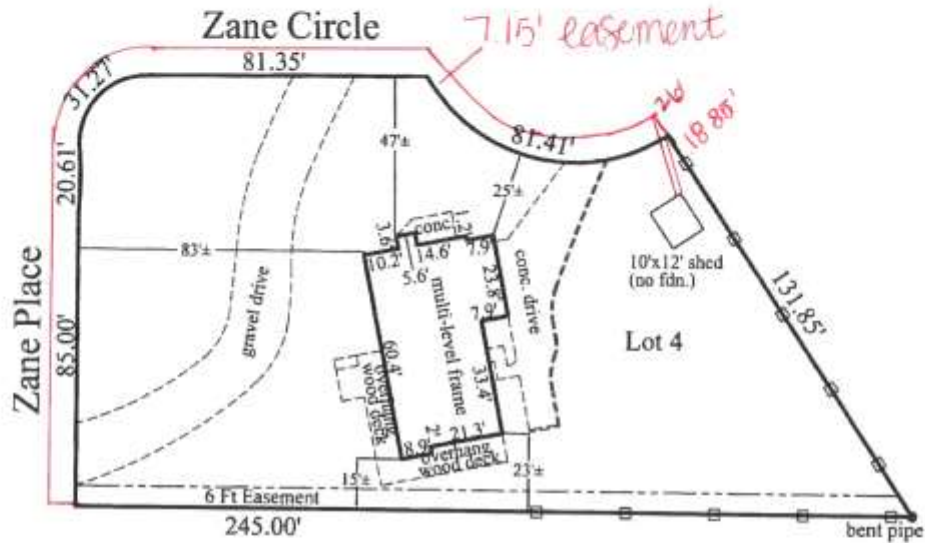
PLOT PLAN

(THIS IS NOT A PROPERTY SURVEY)

LEGEND

- Chainlink Fence
- Wood Fence
- Wire Fence
- Fnd. Monument - Pipe
- Overhead Power Line

Note: Improvements shown by apparent lines of possession, without sufficient positive monumentation found.



APPROVED
CITY OF COLO SPRINGS

OCT 19 2017

BY DEVELOPMENT
REVIEW ENTERPRISE

AR NV 17-00509

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copy reduced
Scale: 1" = 40'

Legal Description

Lot 4, Block 3, Northglen Heights Subdivision Filing Non. 1, in the City of Colorado Springs, County of El Paso, State of Colorado.

PREPARED BY:



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PLUMPOUTED STREET ADDRESS

2429 Zane Circle

DATE: 10/3/2017

CLIENT: Chris Skinner

JOB NUMBER: 171638