

FIGURE 3

Non-Use Variance Project Statement

Chris Skinner

2429 Zane Circle

Colorado Springs, CO 80909

Once the fence and shed are completed it is our goal to make the shed blend into the existing neighborhood and property appearance. Furthermore once completed the shed will have little if any affect on the appearance or value of the neighborhood. It may actually increase the value of the property.

This statement is being submitted regarding a storage shed on the North East corner of the property. It is a 10x12 Shed. This shed was built to store items such as lawn mower, snow blower, holiday items, etc. The shed was moved previously about 30' in order to comply with a previous complaint. Due to the nature of the property, which consists of many trees and a large hill the sites for this shed are very limited. After the shed was torn down and re-built, it was placed as close as possible to several trees to the east of the home/driveway. The placement is almost 27' from the curb, please see pictures.

When the shed was moved to the current location we were under the understanding that the required set back from the street was 25'. Since then we have been told that the property line is 10' from the curb and we must be 25' back from that.

There is no reasonable way for the shed to be placed further into the property due to very large trees and steep grade. Because our home is set back 90' from Zane Circle to the west this places the home far back on the property, this does not allow for an actual back yard. It is our plan to fence in the current property line on the north side facing the street. We plan to build the fence in front of the shed and continue west around to the home. This will create more of a backyard area for the home and will make the shed less visible from the street.

There are many sheds in on the surrounding properties, some built on unique front and side set back properties like ours. The property type is due mostly to the nature of the neighborhood, being on the side of a mountain.

Once the fence and shed are completed it is our goal to make the shed blend into the existing neighborhood and property appearance. Furthermore once completed the shed will have little if any affect on the appearance or value of the neighborhood. It may actually increase the value of the property.

To whom it may concern,

This is an application for a variance at 2429 Zane Circle, Colorado Springs Colorado 80909, made on this day, the 20th day of September 2017.

Pursuant to section 7.3.104 of the Colorado Springs City Code, the applicant known as Chris Skinner would like to apply for a variance regarding the placement of the shed in its relation to the North East property line.

The dimensions of the shed are:

- 10 feet wide by 12 long by 8 feet tall.

The placement of the shed is:

- 26' south east of the northerly curb of Zane circle
- 7' south west of the adjacent property to the east

The shed is built as depicted below

- The lower portion or floor support is built of 2"x12"x10'
- The floor is built of a 15 layer birch composite material
- Each wall is built of 2"x 4" x 8' equally spaced 16" on center.
- Each wall is skinned first with a layer of 3/8" OSB and then finished with cement board layered in a shingle pattern
- The roof is constructed of 2"x10"x12' long main support beams connected with 2"x4"x 12" reinforcing purlin beams