

PROJECT STATEMENT
Non-Use Variance
New Front Entry Addition

Stephen & Christine Uveges
Parcel #7423404005

1713 Hercules Drive
Colorado Springs, CO 80905
(719) 235-2471

REV; October 30,2023
May 29, 2023

This proposal is to acquire a Non – Use Variance for the construction of a front entry addition at 1713 Hercules Drive. It would be attached to the existing residence.

The property is 13,350 square feet (SF) and is zoned R1-9. The zone allows for 25% lot coverage, and front setback of 25 feet for the existing house. The existing house is 30.4' from the front property line. The setback requirement for a front addition is 25 feet from the front property line. The speculation is that the purpose of said 25' setback requirement is to allow room for driveway parking and thereby creating no vehicular obstruction to the sidewalk. As there are generally no sidewalks in the historical Skyway neighborhood, and none on this property, we are asking for relief to allow a setback of 9' from the proposed north edge of the new entry addition to the property line which is 31.8' back from the edge of curb on Hercules Drive.

There are two the similar size surrounding properties that have front additions that have requested relief and were granted. (2105 and 2109 Hercules Drive)

If the City of Colorado Springs installed a public sidewalk, 6 feet in width, along Hercules Drive adjacent to our lot the setback from our proposed attached front entry would be 25.8' to the back of the future sidewalk.

The Geo Hazard Study conducted on July 10,2023 states that the recommended 20' setback from the crest of the potentially unstable slope (as indicated on figure 6 of the geohazard report) would not allow for enough area to have the addition located on the southern side of the house. (See Attached Fig. 6 of the Geohazard Report)

The front addition does not impact the following:

- a. Health and safety of the adjacent properties including stormwater runoff
- b. It does not impact the city's right of way
- c. It does not impact the utility easement or public works infrastructure

The proposed front entry would be constructed to "blend in" with the home's facade and finishes. It will also be connected to the home's existing roofline at an existing height of 14'. No increase in roof ridge height with this new entry addition. See provided architectural drawings for your review. All immediate neighbors, adjacent to and across the street from, are aware of our intentions and plans and are agreeable to same. See attached presented to and signed by each neighbor.

An insurance claim was filed in 2020 for hail damage to the roof. Due to Covid lockdowns, the desired eco and energy friendly roofing material has just recently become available. In anticipation of this addition, we plan to install this product on all roof surfaces at once in order to comply with the manufacturer's 50 year warranty. We have recently commenced caring for Christine's mother, 89. She was with us for the past 5 years and passed away on December 9, 2022. It was difficult to care for her on the first floor due to the accessibility of the small and narrow main bathroom, the small size of the bedroom located on the first floor and the narrow hallway associated with both. It was also very difficult for paramedics and rescue personnel to access and transport her as needed out of the residence. To this end, we are anticipating caring for Steve's father who is 90 years old and two additional family members who will need long term care in the near future and who do not drive. Additional space is intended to provide them access to a larger private bedroom(s) with access to a handicapped-friendly bathroom (wide with no curbs or doors on the shower and chair height toilet) currently located on the basement level. We have also allowed space to install an electric elevator should this become necessary for their care.