



PLANNING & DEVELOPMENT DEPARTMENT  
Neighborhood Services Division  
PO Box 2169 MC 1525  
Colorado Springs, CO 80901  
(719) 444-7891

## NOTIFICATION OF CARPORT AND SETBACK ZONING REGULATION

September 30, 2020

Code Enforcement Case # **2008837**

**GAYTON DENNIS A, COOK COLETTE C**  
**4975 NOLTE DR N**  
**COLORADO SPRINGS CO, 80916-2050**

**RE: 4975 NOLTE DR N COLORADO SPRINGS CO, 80916-2050**– Setback regulations for carports and additions

Parcel Identification Number: **6424209007**; **Legal Description: LOT 10 BLK 6 PIKES PEAK PANORAMA FIL NO 3**; Property zoning: **R1 AO Single-family residential**

Dear Property Owner,

A complaint has been filed alleging the freestanding carport, constructed on the property, violates the City of Colorado Springs zoning regulations for setback requirements.

Freestanding carports may not require a building permit. However, carports are considered accessory structures and must comply with zoning regulations for accessory structure setback and height requirements identified in subsection 7.3.105.A (Accessory Uses And Structures) of zoning regulation code. The property is zoned, R1-6 Single-family residential, which requires accessory structures (carports) to be placed no closer than five-feet 5' from the side property line and are not permitted within the twenty-five 25' front setback of the property as measured from the property line.

A field inspection indicates the freestanding carport located in the front yard of the property is encroaching into the required **25'** front yard setback. The structure appears to be located approximately **negative six (-6')** feet from the front property line, where **25'** is required. Therefore, this letter is our request for your voluntary cooperation in resolving this zoning violation by doing one of the following:

1. Removing, relocating, or modifying the carports in order to meet the required setbacks for the zoning requirements of this property.
2. Should you choose to explore a possible variance for the current shed location you must submit a site plan for review to the Colorado Springs Planning Department. Contacting the City of Colorado Springs Planning Department to schedule a pre-application meeting with a City Planner to discuss the possibility of a variance to allow the encroachment to remain in the current location. However, meeting justification for a variance is challenging. You must schedule a pre-application meeting on-line by going to [www.coloradosprings.gov/planning](http://www.coloradosprings.gov/planning). For general questions, contact City Planning at 719-385-5905.

I am asking that you contact me with your timeline to remove the carport, or schedule a pre-application meeting with a City Planner, by **October 16, 2020**, to ensure that this matter is not advanced to the next level of code enforcement.

I may be reached at 719-499-4989 or you may reach me by e-mail at [Kurt.Arnoldussen@coloradosprings.gov](mailto:Kurt.Arnoldussen@coloradosprings.gov).

Additionally, property owners, whether knowingly or unknowingly, are responsible for the abatement of zoning code compliance on their property.

Sincerely,

K. Arnoldussen  
Senior Code Enforcement Officer

CC: Case Number: **2008837**