

## Submittal for Nonuse Variance

2708 Beacon Street Colorado Springs Colorado 80907

### Project Statement

The proposed development will include the demolition of an existing detached 2 car garage and in its place, construct a new 2 car garage with a gross floor area 1482'

### Existing Conditions

The existing 2 car garage is sitting right on the south property line with no setback shown on the plot plan. However, with the new proposed 2 car garage structure I propose a 5' setback from the south property line a 10' setback from the rear alley lot line and a 19' setback from the north property line that is reflected on the plot plan. With this setback criteria in place this will eliminate any additional parking along or within the alley right-of-way of the alley.

### No adverse Impact

There is no detriment to the public health, safety, and welfare or the surrounding properties. There is currently a 2-car garage that is oversized that is the same square footage as a 2-car garage with an existing ADU unit on top that is located at 2703 Tremont Street and this is directly behind my property west of the existing alley.

### Reasonable Use

As part of the Nonuse Variance I am not proposing to modify the current lot size for the new 2 car garage structure to meet set back criteria. However, I can meet these setback criteria without modifying the current lot and bring the new structure to current standards by adjusting the new structure to meet the lot setback criteria per the plot plan.

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