

August 14th, 2024

RE: Administrative Adjustment Request - 5202 Rocking R Drive

Colorado Springs, CO 80915

To Whom it May Concern,

Per the application, I request an administrative adjustment for a new garage/storage building at the above referenced address to be granted for a 2000sqft in footprint and 21' 10 3/4" in height. **Proposed detached garage exceeds maximum building height for structure for roof pitch of less than 6:12 roof pitch, UDC 7.3.304C. Proposed detached garage(2,000 square feet) in addition to existing attached garage(1,141 square) exceeds maximum allowable square footage for garages per lot of 1,650 square feet, UDC 7.3.304C**

1. The application complies with any standards for the use in Part 7.3.3 (Use-Specific Standards);

Our property is 1.13 acres, large enough to accommodate the addition of this garage. All properties around us are also on an acre or larger.

The allowable lot coverage is 30% of which I am currently using less than 10%. Adding the garage only moves the lot cover to 12% which is well within the limits set by the code.

We have discussed the project with 6 of the neighbors in the vicinity of this property and none opposed, all signed a letter with their approval of the structure. 68 - Rustic Hills Acres HOA has also provided written approval for the building project.

The proposed height of the structure will not exceed the height of the existing residence or the height of surrounding buildings adjacent to the property.

2. The property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zone district;

The existing lot is in an area of Colorado Springs where oversized garages have been approved by DRE/CS Planning. Three of the adjacent neighbors have similar sized (some larger) garages and all have received non-use-variances for these buildings. The proposed height of the structure will not exceed the height of the existing residence or the height of surrounding buildings adjacent to the property

3. That the extraordinary or exceptional physical condition of the property will not allow a reasonable use of the property in its current zone in the absence of relief;

The structure will allow for heavy equipment and other items currently stored outdoors to be stored indoors and out of site of other residents.

The area is more rural even though it is in the city limits and such structures as we propose along with horse barns, and the like have been approved and are not a deterrent from the neighborhood but rather an asset as it cleans up the area. This doesn't weaken the city guidelines but allows for the best use of a rural property. The proposed height of the structure

will not exceed the height of the existing residence or the height of surrounding buildings adjacent to the property

4. That the granting of the Non-Use Variance will not have an adverse impact upon surrounding properties

I believe that not only will a variance not have an adverse impact upon surrounding properties, owners or the public good but will actually be a benefit.

The building design and associated landscape will transform a barren landscape to one of clean and new abutting the common land and improving the experience of residents utilizing the bridal and walking path along the culvert.

The proposed structure will have similar look / color to the existing residence and an old dilapidated structure was removed and is being replaced by the new structure. Three of the adjacent neighbors have similar structures and this building will not stand out, it will not have an adverse impact on the surrounding properties. The proposed height of the structure will not exceed the height of the existing residence or the height of surrounding buildings adjacent to the property

Should you have any questions, please do not hesitate to call me at 719-331-6623.

Thank you for your consideration,

Sincerely,

Paul Forsthoff