



October 23, 2023

**PROJECT STATEMENT
NON-USE VARIANCE
Attached - Garage
305 West Old Broadmoor Road**

This proposal is to acquire a Non – Use Variance for the construction of a pull-through two car attached garage with doors at each end in the area over the circular driveway at 305 West Old Broadmoor Road. The attached garage will be constructed adjacent to the existing house with a separation in between. A Site Plan and elevations are attached for the reader’s reference.

The house has historical architectural significance as it was designed by Elizabeth Wright Ingraham (Frank Lloyd Wright’s granddaughter), and her husband Gordon, in 1957. The goal in the addition of the attached garage is to not deter from the original design of the house and keep within the parameters of similar designs by Elizabeth or her grandfather, that had garages, carports or porte-cocheres incorporated in their original design. The plan will be to match existing materials on the structure, and the height of the attached garage will be 12’-6” +/- . The attached garage roof is above the main house roof which is 9’-0” +/- in height, and below the existing clerestory bump up on the house which is approximately 13’-0” +/- in height. The plan is to maintain the existing scrub oak trees and dense shrubbery situated between West Old Broadmoor Road and said existing circular driveway. This existing vegetation will shield visibility of our proposed garage from West Old Broadmoor Road adjoining our property to the north.

Stormwater drainage flowing from West Old Broadmoor Road down our driveways on both the East and West also pose additional issues that the plan is to solve with the regrading and drop in elevation of the driveway to be below the finish floor of the house. Also, it is proposed to add additional private stormwater drains and piping to better carry water around the house to the east and west and better drain into the existing drainage creek south of the property. In multiple storms over the past 4 years, small hail and leaves have washed down the driveway from the road, plugging our private drains in the driveway and causing flooding into the main entrance door and secondary door into the kitchen on the north side of the house.

The property is 21,600 square feet (SF) and is zoned R-E. The zone allows for 30% lot coverage, and front setback of 25 feet for the existing house. The existing house is 41’ from the front property line. The setback requirement for a garage is 20 feet from the back of sidewalks. The speculation is that the purpose of said 20’ 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 Broadmoor area, and none on this property, we are asking for relief to allow a setback of 10’-6” from the proposed north edge of the attached garage to the property line which is 28’-6” from the edge of pavement on West Old

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Broadmoor Road. Also, note that the proposed attached garage will be placed at the approximate midpoint of the existing circular drive. This allows for additional parking in the 60' plus driveway on each side of the proposed attached garage. Existing grades and terrain are not conducive to the addition of sidewalk along West Old Broadmoor Road. Even so, should the City of Colorado Springs ever place an attached public sidewalk, 6 feet in width, along West Old Broadmoor Road adjacent to our lot the setback from our proposed attached garage would be 22'-6" to the back of the future sidewalk.

The existing grades on the property and original placement of the house on the lot also cause significant challenges in placement of an attached garage. The elevation drop from West Old Broadmoor Road to the drive at the proposed garage is 10' +/- . Similar elevation drops occur in the back of the house as there are rock retaining walls 10' from the back of the house terracing down to the bulk of the back yard which is 10-12' average below the house. Also, the current side yard on the west carries significant public stormwater drainage from the road making it impractical to try and fit an attached garage into that end of the house.

1. The application complies with the standards for an attached garage in Part 7.3.3. The square footage of the proposed garage is 606 SF which is less than the allowed 1,650 SF. The height of the proposed garage is 12'-6" where 35 feet is allowed, and if there was an existing public sidewalk the setback would be 22'-6" where 20' is allowed.
2. The property has extraordinary physical conditions that do not exist in nearby properties in the same zone district. As a rule, most of the surrounding properties are generally flat and have more buildable areas on similar size lots, and do not receive a large amount of public stormwater flowing across the property.
3. The extraordinary physical condition of the property will not allow a reasonable use of the property in its current zone in the absence of relief. (All the similar size surrounding properties have garages, and many have multiple garages and accessory structures.)
4. The granting of this Non-Use Variance will not have an adverse impact upon surrounding properties. Surrounding owners will not be visually impacted because of existing vegetation and elevation relief. Backing onto West Old Broadmoor Road is dangerous. The public will not be adversely affected by vehicular access onto West Old Broadmoor Road from our drive.