

November 25, 2025

RE: Non-use Variance- NVAR-25-0014

5226 East Brady Road

Colorado Springs, CO 80915

To Whom It May Concern,

I, Scott Schwartz, am requesting a Non-Use Variance for a New Detached Garage and storage building at the referenced address above. I would ask the planning commission to grant a 2,560 square foot detached garage footprint at a 18.4-foot height where a proposed detached garage exceeds maximum sq ft of 1650 for a total of 3,296 square feet of existing and proposed garage space. Whereas the detached garage exceeds the maximum allowed by code (1650 sq ft. - UDC 7.3.304.C.1.a) in addition to the existing attached garage of (736 sq ft).

1. The application complies with any standards for the use in part of 7.3.304 (Accessory Uses in the use specific standards C.1.a):

The property is 43,560 square feet, large enough to accommodate the addition of this garage size. All properties nearby are also an acre or larger.

The allowable lot coverage of 30%, of which I am or currently using, is approximately 8% with additions, the total with detached garage will make the total lot coverage is less than 13% which falls within the limits set by the current code R-E (Residential Estate) zone district.

The proposed height of the structure will not exceed the height of the existing structures adjacent to the property which are 2 story in height. The 16 foot height will be modified to 18.4 foot by administrative adjustment. The evaluation from house to detached garage ground is approximately 4 foot in elevation lower, so detached garage will sit lower than house.

2. The property has an extraordinary or exceptional physical condition of 1 Acre That does not generally exist in Colorado Springs and nearby properties in the same zone district:

The existing lot (5226 Brady Rd) is in an area of Colorado Springs where oversized Pole barns, garages have been approved by DRE, City Planning Commission as all

non-use variances need to obtain their approval. Many of the nearby neighbors have similarly sized Pole barns, garages and have all received non-use variance for these buildings.

3. The extraordinary or exceptional physical condition of the property, larger 1 Acre parcel will not allow a reasonable use of the property in its current zone in the absence of relief:

The structure of 2560 Sq ft will allow personal equipment, Boat, trailers, and trucks that would be stored outdoors to be stored indoors and out of sight from neighbors for a clean looking property.

The area of Rustic Hills Acres is more rural, even though it's in the city limits of Colorado Springs. These structures we propose, along with Pole barns, 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 does not weaken the city guidelines but allows for the best use of rural like property.

4. That a 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, the owner, or the public good, but will actually be a benefit to our rural like neighborhood.

The building design will enhance the landscape of the bare lot, transforming the barren landscape into a clean and groomed area.

The proposed structure will have the look and color of the existing neighborhood and will not stand out with an adverse impact on the neighborhood or surrounding properties. The property has many large trees along all edges of the property that act as a natural screening so the structure won't be overly visible from the street.

Should you have any questions or concerns, please feel free to reach out to me at 719-229-6428.

Thank you for your consideration in this matter.

Sincerely,

Scott Schwartz

