

OWNERS:
 KATHLEEN JIHAN DOLAN & LAWRENCE A. BOL
 1722 WOODBURN AVE
 COLORADO SPRINGS, CO 80905
 970-389-3687

ZONING: R-2

LEGAL DESCRIPTION:
 THAT PORTION OF LOTS 16 AND 17, BLOCK 1, REFINING OF BUNGALOW ADDITION TO IVYWILD, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 16, BLOCK 1; THENCE NORTHERLY ON THE EASTERLY THEREOF, 39.36 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED HEREBY; THENCE ANGLE LEFT 112 DEGREES 02 MINUTES 30 SECONDS, A DISTANCE OF 79.21 FEET, THENCE ANGLE RIGHT 13 DEGREES 42 MINUTES 30 SECONDS A DISTANCE OF 85.39 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 17, BLOCK 1, THAT IS 21.21 FEET SOUTHERLY THEREON FROM THE NORTHWEST CORNER THEREOF, AND THE TERMINUS OF SAID LINE, COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING 8,465 SQUARE FEET OR 0.194 ACRES MORE OR LESS.

PARCEL NO: 6430206022

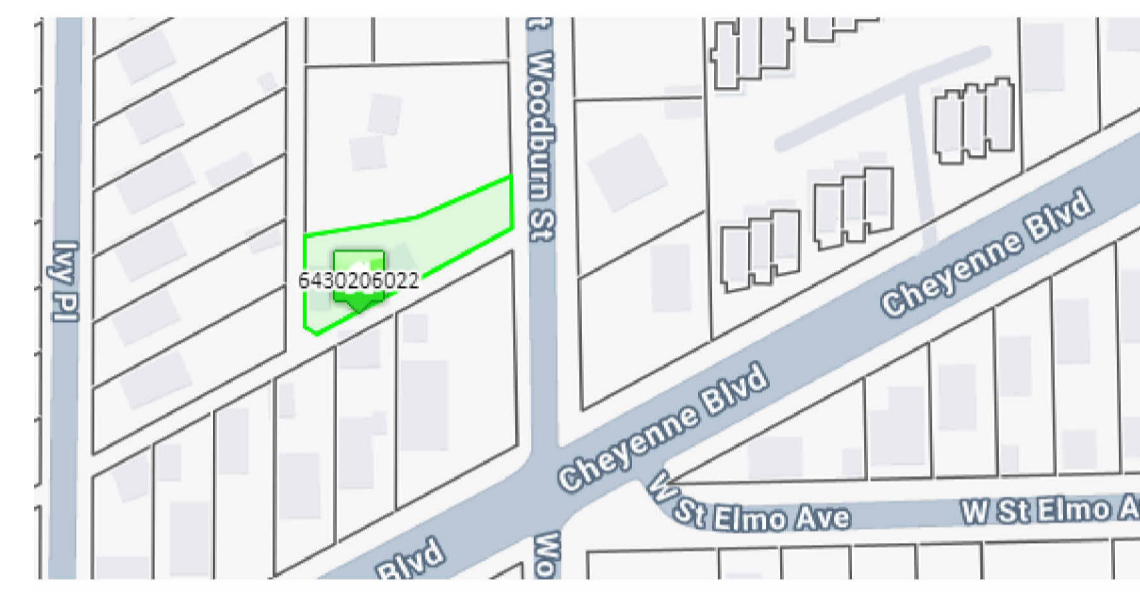
SITE INFORMATION:
 LOT SIZE: 8,465 SF (0.194 ACRES)
 EXISTING HOME MAIN LEVEL: 1,350 SF
 EXISTING DECK: 184 SF
 PROPOSED ADU: 660 SF
 PROPOSED DECK: 160 SF
 TOTAL COVERAGE: 2354 SF (27.8%)
 ALLOWABLE COVERAGE: 40%

This property is subject to the findings, summary and conclusions of a geologic hazard waiver prepared by Geoquest, LLC, dated August 3, 2022. A copy of said waiver has been placed within file NMAP-24-0006, or within the subdivision file of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, Suite 701, Colorado Springs, CO, if you would like to review said waiver.

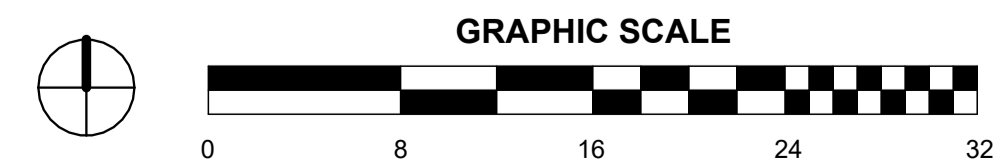
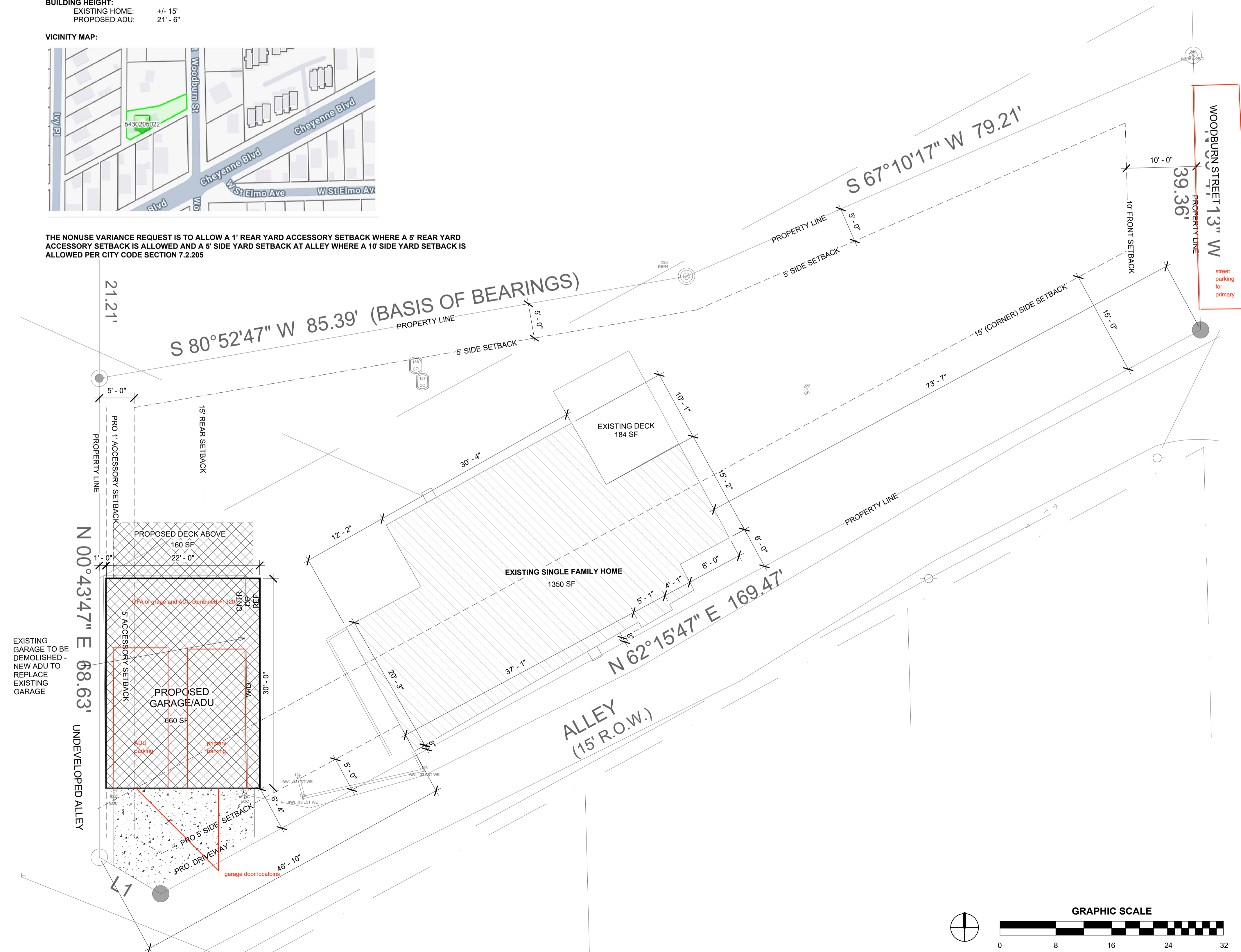
FRONT YARD COVERAGE: 0% (NO FRONT DRIVEWAY)

BUILDING HEIGHT:
 EXISTING HOME: +/- 15'
 PROPOSED ADU: 21' - 6"

VICINITY MAP:



THE NONUSE VARIANCE REQUEST IS TO ALLOW A 1' REAR YARD ACCESSORY SETBACK WHERE A 5' REAR YARD ACCESSORY SETBACK IS ALLOWED AND A 5' SIDE YARD SETBACK AT ALLEY WHERE A 10' SIDE YARD SETBACK IS ALLOWED PER CITY CODE SECTION 7.2.205



NO	DATE	DESCRIPTION

DATE	04-12-24
SCALE	1/8" = 1'-0"
JOB NO.	22-12
SHEET	