

Date: March 27,, 2023
To: Colorado Springs City Planning
From: 919 N. El Paso, Colorado Springs, CO 80903
Re: Subdivision Waiver 23-0028

PROJECT STATEMENT

This project statement is made in support of the subdivision waiver request submitted with the applications for Uintah Addition Filing No. 1A.

The property commonly known as 919 N El Paso Street North had a home originally built in 1920 that has since been torn down as an unsafe and condemned structure. The owners of 919 proposed to build a new single family residence. When initial application was submitted, it was discovered the eaves and protrusion (a swamp cooler) from the North adjoining property, 921 N ElPaso Street North were encroaching onto 919 and that the side fences between the properties were not on the actual lot lines.

Because of the unique, existing configuration of the properties, the historic nature of the developed properties, and the encroachments discovered, a waiver of replat, a replat of 919, a replat of three properties (the property to the north and south of 919), and administrative relief have been exhaustively explored with no resolution; thus, a subdivision waiver is being requested.

The subdivision waiver is for the procedural requirement set forth in City Code section 7.7.305.E to allow for only the individual parcel to be replatted rather than the extents of the original configuration. The parcel at 919 N. El Paso, Colorado Springs, 80903 was a part of a three parcel originally. Thus, a subdivision waiver application has been submitted in addition to a nonuse variance application to cover the width of the property, and a final plat application. The final plat application is a plat of this lot and its historical boundary lines as it relates to the adjoining properties.

The owners of 919 N El Paso Street North are proposing a replat of the property using the existing historical property lines. The owners of 919 will give an easement of 1 foot on the north side adjacent to 921 N El Paso Street North to address the encroachment issues. This will allow for the swamp cooler and the eaves on the 919 N El Paso property to stay intact. There will also be a 5 foot easement on the North side conforming to the Colorado Springs Utilities required easement. Due to the extreme narrowness of the lot, the owners will submit a home design that shows a home design that is 18 ft wide and 80 feet long with a detached garage that is 18 ft by 2 ft. The design of a home this size will allow positioning to give adequate space between neighboring homes.

Expressed by several city planners over the course of the last two and a half years of exhaustive attempts to adhere to the city planning codes, this is a unique property with rare issues. The waiver will not adversely affect the adjoining neighbors or other neighbors on the street. There is no modification to the zoning. The building of a new single family residence will likely increase the property values of the surrounding homes.