Letter of Intent

Owner: Anthony Duca, Angela Duca

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Applicant: Karl Schlueter

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Site Location:

Lot #3 Rollin Ridge Filing No.1

Also known as 3342 Bark Tree Trail, Monument Colorado 80132

Tax Schedule # 6127001021

Zoning RR-2.5

Size 2.99 Acres (130,130 SF)

Vacant lot

Request:

We would like to request administrative relief from the minimum width at the front set back line requirement to allow a width of 160 feet where a 200 foot width is required.

The owners are not seeking to increase the number of dwelling units on this parcel.

The Land Development Code defines the “Flag Lot Setbacks.”

(6) **Flag Lot Setbacks**

The required front, side and rear yard setbacks shall be established by determining the

front, side and rear lot lines based on the following criteria.

**(a) Front Lot Line**

The property line most parallel and nearest to the road from which

access from the road is gained is the front lot line.

**(b) Rear Lot Line**

The property line that is most opposite or parallel to the front lot line is

the rear lot line.

**(c) Side Lot Line**

Property lines that are not considered front or rear property lines are

side lot lines.

Noting no mention of a minimum width at the “required” front setback as is stated in the next section titled “Irrregularly Shaped Lots – Setbacks.”

(7) **Irregularly Shaped Lots Setbacks**

For wedge or pie shaped lots the minimum width at front setback line shall establish the front setback. The PCD Director shall determine how lot lines shall be designated and the resulting setbacks where the provisions of this Code do not clearly establish the lot lines or setbacks requirements.

The owners are requesting that the PCD Director grant how the front setback minimum width is to be applied to the lot.

Allowing this request will in fact reduce the amount of grading and disturbance to the native soils and vegetation by,

1. Reducing the excavation required to promote positive drainage around the home.
2. Reducing the amount of hardscape, i.e. paved surfaces

There would be no adverse impact on the neighboring homes as the request bring the home up to and in harmony with the surrounding landscape. If views are to be considered, then again this brings the home more into alignment with their neighbors.

Lot 3 does have a minor problem with and how the front setback minimum width has been applied. As you may know the subdivision is mostly grassland with a few trees on it. The approval of the of the request will not affect the established vegetation.

The sites topographical surface falls off quickly to the northwest. If the home were to be placed at the existing 200 foot width front setback the floor levels would drop some 8-10 feet. The home and garage were designed and situated on the lot to be more compliant with the natural grade at the reduced width setback.

The relief being sought is on the basis of extraordinary or exceptional physical conditions that do not exist on the neighboring properties. This lot was chosen for the storm water detention and does have a drainage pattern based on the slope of the natural topographical surface.

The overall existing grade contours on this lot will only be modified in such a way as to allow for and promote drainage around the home site. Neighboring lots will not have to modify the grade on these lots and will be able to maintain the established natural drainage patterns, hence having no adverse effect to the surrounding properties.

Thank you for your time and consideration in this matter.

Karl Schlueter

For Angela and Tony Duca