

WE BUILD DECKS

4520 Centennial Blvd. Suite 1036
Colorado Springs, CO 80919
(719) 649-8745
info@webuilddecks.co



July 03, 2025

LETTER OF INTENT: ADMINISTRATIVE RELIEF

Homeowners:

1. Bruce Montgomery
 - a. Phone: 719-492-5885
 - b. Email: brucemontgomery623@gmail.com
2. Marion Montgomery
 - a. Phone: 719-229-3771
 - b. Email: maion1544@aol.com

Applicant Name:

1. Derek Wilkins – We Build Decks
 - a. Phone: 719-649-8745
 - b. Email: info@webuilddecks.co

Property Address: 690 Lindstrom Drive, Colorado Springs, CO 80911

Property Tax Schedule Number: 6513102011

Current Zoning of the property: RS-6000 CAD-O

Legal Description: Lot 17 BLK 7 FOUNTAIN VALLEY R

LOT 17 BLK 7 FOUNTAIN VALLEY RANCH SUB FIL NO 1

Discussion of the administrative relief request: The homeowners at 690 Lindstrom would like to replace their backyard deck. The current deck is 8 feet off the back of the house, with a 3 foot extended landing with stairs going down (making the total distance off the back of the house 11 feet). This currently encroaches into the rear yard setback 7 feet. We are proposing a new deck that is 10' off the house, only encroaching into the rear yard setback 4 feet. This deck replacement will need administrative relief in order to gain a permit for the project.

Discussion of zoning: The zoning in this area is R-6000 requiring a 25 foot rear yard setback. The home sits within 31 feet of the rear property line, merely allowing for a 6 foot deck/structure from the back of the house. The zoning has a CAD-O overlay. The deck is 6 feet high from the ground and would not be any higher than the windows on the main level at its highest point (the handrails). This should not impose any hindrance to aircraft. The lot coverage of the home with the garage is 14.4% (864 sqft on a 6000 sqft lot). The new deck would make the total lot coverage 16.5%. The home is a bi-level home. We are proposing a 10 foot by 10 foot deck attached to the back of the home with stairs to below that extend parallel with the rear property line. The new deck would encroach on the rear property 25 foot setback by 4 feet.

Derek Wilkins

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