

Lacey Dean2

From: airtoyz@aol.com
Sent: Tuesday, November 12, 2024 12:03 PM
To: Lacey Dean2
Subject: Fw: BOA244-1410 TRUMPETERS COURT SETBACK RELIEF

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Lacey,
Here is their email; they had your address wrong.
Regards,
Mark

----- Forwarded Message -----

From: Jeanie COOK <themcdawg@aol.com>
To: "laceydean2@elpaso.com" <laceydean2@elpaso.com>; "megganherington@elpasoco.com" <megganherington@elpasoco.com>
Sent: Monday, November 11, 2024 at 03:33:30 PM MST
Subject: Re: BOA244-1410 TRUMPETERS COURT SETBACK RELIEF

El Paso County Planning & Community Development,

Thank you for the opportunity to give our opinion on this matter!

Please include our correspondence during BOA244 hearing on 11/18/24.

We live at 1510 Trumpeter's Court, just two doors down from 1410 Trumpeter's Court where there is a request for a dimensional variance, setback relief.

We whole heartedly support the setback relief request from Mark and Jerri Grissom. We feel that the garage they want to build will be tastefully done and add value to their property since it will be built with the same materials as their beautiful home. The location they have selected will be in close proximity of their home which will be very convenient for this Veteran household, especially when we get over 2' of snow like we did a few days ago and they need to get to their snowblower. The side entry to the proposed garage will add to the upscale vibe of this neighborhood as well as their planned windows and window boxes full of flowers to match what is on their house.

We believe that the majority of the homes in Hilltop Pines have additional garage space than the usual 2 car garage. They are all tastefully done and blend in well with the homes and neighborhood.

We feel that the setback requirements that the developer of Hilltop Pines established is more in line with 5-10 acres parcels (or more), not 2 1/2 acre parcels such as what we have here in Hilltop Pines. We also think it is very odd that there are different setbacks for the east and west side of these parcels, 100' for the west side and 50' for the east side. Usually on a 2-5 acre parcel there is a 25'-50' setback around the property line. We understand that El Paso County also has a 25' set back normally.

We appreciate the opportunity to support our neighbors the Grissoms and our only regret is that they could not get started on this garage before the snowy season.

Sincerely,

David and Jeanie Cook
1510 Trumpeter's Court
Monument, CO 80132

940-453-5029