



State what will happen to the existing garage.

Go over the right-of-way issue.

April 18, 2019

To whom this may concern:

Please find the below letter of intent for 10155 Chipita Park Rd., Cascade, CO 80809.

1. **Owners:** David & Crystal Moore – 817-888-2551 – 10155 Chipita Park Rd. - davidmooresemail@gmail.com
2. **Site Location:** 10155 Chipita Park Rd., Cascade, CO 80809 – Site Size: 10500 Sq Ft – Schedule #8309302002 Zoned: R-T
3. **Request and Justification:** We are requesting permission to build a new garage with walk-out upper level guest house within the front setback but further back than the existing garage. Due to site limitations and the need for safe off street parking we are requesting a setback variance.
4. **Existing and proposed:** The existing historic structure is 3'-6" from the front property line, where-as the existing garage is 3'-0" from the property line. We are proposing a front yard setback of 3'-6" (distance from property line to existing residence including roof projections).
5. **Waiver Requests:** Front yard setback to match existing structure – 3'-6" from property line. Proposed new garage and guest house will be 6'-0" from property line including roof projections.

Sincerely,

Matt McCracken

President

McCracken Professional Builders, Inc.

Delineate the existing house setback to the structure, and the proposed setback(s) of the proposed structure.

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Delineate the existing house setback to the structure, and the proposed setback(s) of the proposed structure. (1)

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to property line. Existing evidence including roof projections.
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