



Address
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December 10, 2024

Owner Information:

Ryan O'Leary

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Applicant Information:

Angela Helms

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Re: 11462 Lake Trout Drive Request for Administrative Relief


Tax Schedule Number: 5524102003

Zoning PUD

To whom it may concern,

Aspen View Homes is requesting administrative relief to reduce the rear 15' setback of the property named above to a maximum of 20% due to the deck landing encroaching into this setback area by less than 3'. The rear deck was redesigned as to not impede on a window and as such was constructed per the approved master plan. This deck change caused the landing to encroach into the rear setback. Piers are placed outside of the 15' setback line and the deck is cantilevered to avoid the permanent structure itself to encroach, although the landing and stairs are attached to the deck itself. The deck, as shown in the attached site plan, is as it is built on this lot.

Per the criteria in the Land Development Code, the granting of this relief does not result in adverse impact on surrounding properties and does not allow for an increase in the number of dwelling units on this lot. The intent of the regulation is still maintained with the proposed reduction. The deck is already built and piers have passed inspection; adhering to the setback requirements of the LDC would require redesign of the site plan, foundation plan showing deck pier placement, and reconstruction of the piers and of the deck itself. It is for these reasons we are requesting this administrative relief. Please do not hesitate to reach out with any questions or requests for additional information. Thank you for your consideration in this matter.



Angela Helms
Construction Coordinator, Aspen View Homes