

Letter of Intent Munson Constructin

Owner

Gene Roschewski
8310 Lodge Grass Way
Colorado Springs, Co 80908
(801) 391-3066
Eer205feb@gmail.com

Applicant

Munson Construction
4665 Shady Lane
Colorado Springs, CO 80908
(719) 600-7209
Bryan@MunsonConstructionLLC.Com

Site Location

The site of this Board of Adjusters request is at 8310 Lodge Grass way. The parcel is a single family residence located on a .17 acre parcel. The property has one single family ranch style home. The rest of the property is primarily covered with grass and hardscapes. Three sides of the home are fully fenced. There are adjacent neighboring homes on both sides of the property as well as an open space located behind.

Request

Munson Construction is proposing the building of an attached patio cover at 8310 Lodge Grass Way in Colorado Springs, Colorado. The new patio cover will match the existing style of the home to include (siding, roofing, paint, gutter, ect). This letter is to inform you that the new cover will encroach on the 25' setback along the back of the property. New patio covering will be approximately 13' from the back property line. Based on current set back requirements this project will need to be brought to the board of adjustment in order to receive clearance in order to pull a permit through PPRBD. The existing concrete patio is the same footprint as the proposed structure. The size of the slab is too big to build a detached patio covering as a permit would also be required due to square footage. At this point due to the homeowners request for the size of the covering there is no feasible alternative other than getting a variance. Thank you for your time, have a great day.

Bryan Munson
Munson Construction
(719) 600-7209

In the adjacent property owner notice you state 14 feet, on the site plan it shows 15 ft. In this application there are different encroachment setbacks, please update to be the same.

Please include:

A detailed analysis addressing each of the Criteria of Approval for Dimensional Variances and Appeals to the Board of Adjustment in Chapter 5 of the Land Development Code.

The variance provides only reasonably brief, temporary relief, or

The variance request includes an alternative plan, standards or conditions that substantially and satisfactorily mitigate the anticipated impacts or serve as a reasonably equivalent substitute for current zoning requirements, or

A discussion identifying and acknowledging any applicable overlay zoning (e.g., CAD-O, etc.)