

Letter of Intent

Munson Constructin

Owner

Gene Roschewski
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Applicant

Munson Construction
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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. The proposed structure will not adversely impact adjacent properties or existing stormwater runoff patterns.

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. We are seeking Permanent Administrative relief.

- The back yard is small and the back of the house is already close to the minimum setbacks. Due to this fact we are asking for permanent administrative relief.

- The homeowner is requesting the covered patio to help keep the sun off the back porch for comfort as well as to help keep the porch dry during the rain. Due to the back porch being the primary area for backyard leisure this is the only spot that makes sense to put the patio cover.

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