

01-14-19

STONEBRIDGE AT MERIDIAN RANCH FILING NO. 1 & 2 PUD DEVELOPMENT PLAN
EPC Plan Number: 14-265

Application Request for Administrative Relief to Driveway Length/Garage Setback noted on the approved Development Plan

PROJECT STATEMENT: COVINGTON HOMES, LLC, is applying for an Administrative Relief to Driveway Length/Garage Front Setback for the below noted Lot and following reasons:

12755 Stone Valley Drive, Lot 2, STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH (Reception No. 215173682, El Paso County, Colorado records), in El Paso County, Colorado: A walkout lot with a Covington Model 104(A) to be built. The minimum driveway/garage setback is twenty (20) feet.

REQUEST: Allow a minimum of eighteen and four tenths (18.4) feet for driveway length/garage setback from front lot line where twenty (20) feet is required and met at six (6) feet with tapering excess greater than twenty (20) feet for rest of garage entrance.

COMMENTS: Presently, adjoining lots to the North (across street), East and West are single-family residences owned "by others", and "vacant" Tract D to the South owned by the MERIDIAN SERVICE METRO DISTRICT. Granting this request will allow a self-imposed hardship of building a popular Covington Model house on this "in-fill" lot.

Approval of this Administrative Relief Request appear in no way be injurious or detrimental to the surrounding neighborhood as the proposal is more attuned to the improvements made on other lots in the area, and would not normally be visibly noticed without specific measurement checks. Standard roof eaves, architectural cantilevers, fire escape window wells, roof eaves for covered main-level decks and walkout patio edges are allowed to exist within side yard setbacks. The DSD Director shall have the ability to grant an administrative variance of up to twenty (20) percent of dimensional standards listed on the PUD (sixteen (16) foot maximum variance for consideration at 20% where eighteen (18) foot maximum being requested) on a case by case basis, per approved PUD Development Plan notation.

Respectfully Submitted,



David V. Hostetler, Director of Surveying, LAND DEVELOPMENT CONSULTANTS, INC.
For and on behalf of COVINGTON HOMES. LLC, Homebuilder/Lot Owner