

2880 International Circle, Colorado Springs, CO 80910

Attn: El Paso County Planning and Community Development Department

RE: Administrative Relief Letter of Intent

To Whom It May Concern:

Please accept this letter of intent in support of my application for administrative relief for the construction of a deck on my personal residence located at 4447 McGrew Cir. Colorado Springs, CO, 80911. In response to the items listed in the checklist, I submit the following:

**Owner/Applicant:** Michael Hansen

**Telephone:** (910) 616-4785

**Email:** [mikehans7@gmail.com](mailto:mikehans7@gmail.com)

**Property Address:** 4447 McGrew Circle, Colorado Springs, CO 80911

**Property Tax Schedule No.(Parcel Number):** 6502306018

**Current Zoning:** RS-5000 CAD-0

The administrative relief requested is to allow construction of an attached deck which would encroach by 5 feet into the current rear setback of 25 feet established by El Paso County Land Development Code, Chapter 5, Table 5-4. The request is to allow construction of the deck to no closer than 20 feet from the rear property line, meaning a 20% reduction of the setback. The additional 5 feet of deck space allows for the deck to be fully functional for its intended use. Constructing the deck 5 feet shorter in order to comply with the LDC setback would not allow for full and reasonable use by the property owner applicant and would create a need to re-grade back yard in that 5 foot area. Land disturbance and re-grading can be avoided by granting of this request for administrative relief.

This request is consistent with the administrative relief provisions and authority of the PCD Director per LDC Section ~~5.4~~ which authorizes the PCD Director to approve relief to rear setbacks for the purpose of relieving difficulties or to provide limited flexibility to lot standards. The owner/applicant submits that no substantial detriment to the public good nor harm to the general purpose and intent of the LDC will be caused by the administrative relief being sought. Specifically, LDC section 5.4 ~~(B)(1)~~ **5** authorizes the PCD Director to grant the very relief sought in this request, namely a reduction in the setback from the amount required in the RS-5000 zoning district. This request would not violate any of the other provisions of Section 5.4 ~~1~~ **5** (sight triangle; no other request for height variance, no other plat or PUD restrictions).

5.5.1

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The proposed deck is consistent with other typical decks in the neighborhood and surrounding area within the zoning district. This deck in the rear of the house will not be visible from the street as the entire backyard is already completely fenced. The subject property lies within the Commercial Airport Overlay District (CAD-O) but the construction and use of the deck will not impair any airspace for commercial air traffic as it is to be built only 18 inches off the ground. Further, the wooden material is not a substance that would create any visual impediment to commercial air traffic.

I appreciate the opportunity to present this request and will be glad to respond to any further inquiry.

Sincerely,

Please include a statement that the the proposed deck will cause no adverse drainage impacts to neighboring or downstream properties.

A handwritten signature in black ink that reads "Michael Hansen". The signature is written in a cursive, flowing style.

Michael Hansen

Please see §5.5.1.D.1 Criteria to be Met.

Provide a point by point analysis of each criterion and how your application is in compliance with each.

# V1 - Letter of Intent - RLR.pdf Markup Summary

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## Callout (3)

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