

June 29, 2022

To the property owners adjacent to 11214 Scenic Brush Drive,

Your neighbor Donald Engelhart at 11214 Scenic Brush Drive has contracted to replace their deck. Due the fact that the old deck and now the new deck will be within the 25' rear lot set back requirement, the zoning department of El Paso County is requiring a variance. Each property owner adjacent to this property must be notified of this request. Several property owners in the area also have decks that encroach upon the rear set back requirement due to the small lots and house placement on the lots. Included with this letter is a site plan showing the proposed deck placement. If you have any questions or concerns, you may contact the El Paso County Planning and Community Development at:

2880 International Circle, Suite 110
Colorado Springs, CO 80910
(719) 520-6300
plnweb@elpasoco.com

I am the contractor for the project and may be contacted at:

Rick Amburgey, Owner
R & B Enterprises, Inc.
2334 Zane Place
Colorado Springs, CO 80909
719-650-3121
rick@rbwindows.com

Homeowner: DONALD ENGELHART
Address: 11214 SCENIC BRUSH DR
Peyton, CO 80831

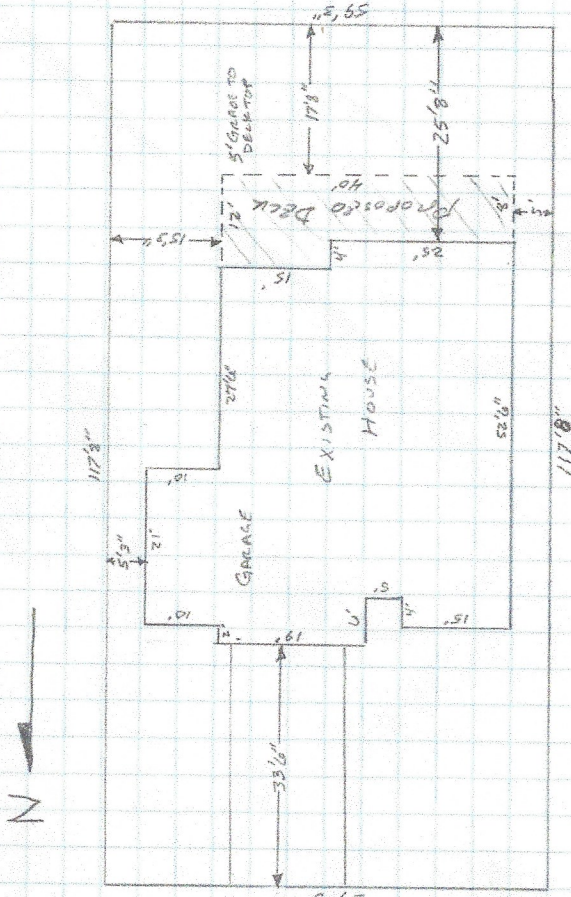
Clear-Deckman: Lot 61 SCENIC VIEW AT PINE BRUSH HILLS
PLAT No: 13660
ZONING: RS-5000

REPAIRMENT
DECK
380sf.

CONTRACTOR:
R & B ENTERPRISES, INC.
719-650-3121

LOT SIZE: 6596 sf
HOUSE SIZE: 1590 sf
GARAGE SIZE: 640 sf
TOTAL HOUSE/GARAGE: 2230 sf.

NEW DECK: 380 sf.
(LESS THAN 8' OFF GROUND)



SCALE: 1" = 2'

SCENIC BRUSH DR



SCENIC BRUSH DR

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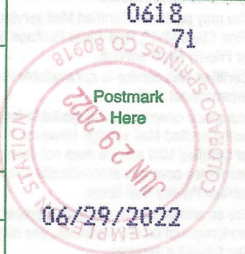
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Sent To

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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