

Revised 10-17-19 . . . LETTER OF INTENT

STONEBRIDGE FILING NO. 1A AT MERIDIAN RANCH 1 & 2 PUD DEVELOPMENT PLAN

EPC Plan Number: 14-265

Application Request for Administrative Relief to Side Yard Setback noted on the approved Development Plan . . . APN 42304-02-019

PROJECT STATEMENT: COVINGTON HOMES, LLC, is applying for an Administrative Relief to Side Yard Setback for the below noted Lot and following reasons:

9946 Golf Crest Drive, Lot 52A, STONEBRIDGE FILING NO. 1A AT MERIDIAN RANCH (Reception No. 216713832, El Paso County, Colorado records), in El Paso County, Colorado: A standard lot with an existing Covington Model Bellagio 005(A) 1-story wood frame, stucco and stone facade house. The minimum side yard setback is five (5) feet.

REQUEST: Allow a minimum of 4 and one-tenth (4.1) for right rear house foundation corner where five (5) feet is required, and met at five (5) feet with tapering excess greater than five (5) feet at twenty-nine (29) feet for rest of foundation.

COMMENTS: Presently, adjoining lots to the South (across street), North and West (except where vacant) are single-family residences owned "by others". Granting this request will allow a self-imposed hardship of an existing Covington house on this developed 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 (four (4) foot maximum variance for consideration at 20% where four and one-tenth (4.1) foot maximum being requested) on a case by case basis, per approved PUD Development Plan notation.

Respectfully Submitted,



David V. Hostetler, Applicant . . . for and on behalf of Homebuilder, Ron Covington, Authorized Agent*
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