

Letter of Intent- Application for Administrative Relief

Monday, April 26th, 2021

Owners/Applicants: Arlene & Sheldon Crow

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RE: 6974 Bigtooth Maple Drive Colorado Springs, CO, 80925

Zoning District: RS-6000 CAD-0

Plot No: 14663

Parcel: 55223-08-009

Lot Size: 8058 square feet

Existing Deck: 98 square feet


Proposed New Deck Without Existing Deck: 409 square feet =.009 Acres

you are not asking for a 20 foot setback reduction. you are asking for a 5 foot setback reduction. please rephrase this sentence to say "I am asking for a 20 foot setback from the rear property line where a 25 foot setback is required."

Applicable land development code standards is 25 feet and the proposed administrative relief is 20 feet.

Request for Administrative Relief from the rear lot setback, so that the added deck may be built 20-feet from the rear property line.

Currently, our deck is 7-feet out from the house and 14- feet wide, which is 26-feet from the rear property line. We would like to extend the deck an additional 6-feet out and an additional 25-feet wide from the existing deck, this will put the rear lot setback 20-feet from the new proposed deck. This will not affect the side property lines. Also, there will be no additional dwelling units. The applicable land development



also known as the required setback is currently 25 feet. We are proposing administrative relief of 20 feet. The proposed deck will be in our backyard, and it will be code compliant. The surrounding area is our house which is bordered by two other houses. It fits into the context of the area as it will be the same material and height as the current deck which is built by the builder of the home. Our neighbors on each side have decks as well, which were also built by the builder. The deck will be the same material as the current one. This deck will not block or obstruct any views. The proposed deck will not adversely impact our neighbors' yards or views. The surrounding area of our backyard is flat and has no walls, retaining walls or berms.

We recently moved from California to Colorado to be closer to my family. We would like to build this deck to alleviate my need for stairs. I am a 100% disabled veteran through the VA: secondary to hip, leg, and back issues while serving our country. In addition, I have PTSD and a traumatic brain injury which occurred while serving. Having this outdoor space will not only help me with my recovery but will be beneficial for my mental health as well. I would like this deck to be extended so I can spend my days outside on the porch without being confined indoors. Having this outdoor space in the backyard will allow me privacy whilst also having a safe space relative to the front porch.

We have a rear property lot that borders a road and no cable boxes or other utilities blocking construction. The lot is flat, and according to the builder, no structures or buildings can be constructed in the field behind us due to it being greenbelt land. The proposed new deck extension will not affect any rear lot neighbors due to the restriction.

We have sent the newly proposed deck to our HOA and received approval for the extension. There will be minimal amount of excavation and/or soil disturbance on the property since the new deck will be the

same material and height as the current deck. The new deck will have the appropriate piers and footings needed for the project and will not adversely impact adjacent neighbors or their views.

Furthermore, we have spoken with our adjacent neighbors, and they are all in-favor of our proposed building plan. Our closet neighbor, Jennifer Glover, told us it would be a great idea and approves of this plan.

- The strict application of the standard in question is unreasonable or unnecessary given the development proposal or the measures proposed by the applicant; or that the property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district;

The standard in question is unnecessary given the proposal due to the measurements proposed. Currently we have an existing deck that is 7'-feet out from the back of our house. This gives a 26'-foot setback from the rear property line. We are asking to extend the deck an additional 6'-feet out, allowing there to be a 20'-foot setback from the rear property line. This will not affect side property lines. The newly proposed deck will not adversely impact or affect our neighbor's property, nor will it damage our property.

- The intent of this Code and the specific regulation in question is preserved;

Will Comply; code will be followed, approved, and tracked with each inspection according to Pikes Peak Regional Building guidelines.

- The granting of the administrative relief will not result in an adverse impact on surrounding properties; and

If our administrative relief is accepted, the proposed project will not impact surrounding properties or our fellow neighbors' properties. No views shall be blocked or obstructed.

- The granting of the administrative relief will not allow an increase in the number of dwelling units on a parcel.

There will be no increase in the number of dwelling units on the parcel.

Respectfully submitted,

Sheldon & Arlene Crow