

VICTOR S. CHAPMAN, ARCHITECTS, LLC

A COLORADO STATE LIMITED LIABILITY COMPANY

Colorado Springs, Colorado 80915

victor_chapman2003@yahoo.com

719.439.5195

Date: March 29, 2019

To: Ms. Nina Ruiz

Planner II

El Paso County

Planning and Community Development Department

2880 International Circle, Suite 110

Colorado Springs, Colorado 80910

Re: Letter of Intent: Administrative Relief for Permit # L01557

3690 Pronghorn Meadows Circle

Colorado Springs, Colorado 80922

Ms. Nina Ruiz:

I have received a request by the Contractor and the Owner's to assist in this request for Administrative Relief for this project. I will develop our Request by following the guide lines for "Letter of Intent, see Chapter IV section 36 of the El Paso County Land Development Code.

Information Required: No. 1

Owners: Mrs. Janice Weil and Mr. Ralph Weil

3690 Pronghorn Meadows Circle

Colorado Springs, CO 80922

Tele. 719-596-1338

Email: papa_shaggybear2006@yahoo.com

Architect: Victor S. Chapman

Victor S. Chapman, Architects, LLC

1310 Kern Circle

Colorado Springs, CO 80915

Tele. 719-439-5195

Email: victor_chapman2003@yahoo.com

Contractor: Jayme M. Baily

JMB Construction, LLC

2171 Heather Glen Drive

Colorado Springs, CO 80922

Tele. 706-536-1924

Email: jmbconstruction11@yahoo.com

1310 KERN CIRCLE, COLORADO SPRINGS, COLORADO 80915 PHONE: 719.439.5195

Information Required: No. 2

Site Location: 3690 Pronghorn Meadows Circle
Parcel Number: 5329401062
Size: 10,661 Sq. Ft.
Zoning: RS-6000

Information Required: No. 3

Request: We are requesting Administrative Relief to allow the existing built addition to encroach into the setback by 1'-6" and allow the existing built deck to encroach into the setback by 3'-0". The existing Setback is 15 Ft and the maximum encroachment possible is 3 Ft. or max. 20% of the 15 ft. Setback.

Justification: The RBD Permitted addition and deck were built given the wrong location of the existing property lines. The plans were approved thru County Zoning. Upon further investigation and hiring of a surveyor, the property lines were actually found and were further from the street and closer to the house. Using these correct property lines the new addition encroaches into the setback 1'-6" and deck is built 6 feet into the 15ft set back. The Architect has already revised the deck configuration so the new deck will only encroach into the 15' Setback by 3' or less. These revised plans have been reapproved by the Regional Building Dept. as a splice, Plan track # 97897. We are asking for Administrative Relief to resolve this problem

Information Required: No. 4

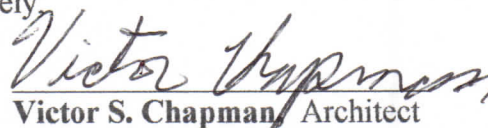
Existing and Proposed Facilities, and Structures, etc.:

Permit: L01557, House addition and sun decks on east and west sides. This addition and west deck was built by mistake into the existing 15' Setback. The South-West corner of the new addition encroaches into the 15' Setback by 1'-6" or 10% of the Setback. The west deck will only encroach into the Setback by 3'-0" or 20% Max.

We are requesting Administrative Relief for these encroachments.

Thank you very much for this opportunity to present my recommendations for the above referenced Permit. If you have any further questions or concerns, please do not hesitate to call me at 719-439-5195.

Sincerely,


Victor S. Chapman, Architect
1310 Kern Circle
Colorado Springs, CO 80915

In the letter of intent, mention the fence and landscape wall that has been constructed off the parcel and indicate that it has been relocated on the parcel. We will need to see an exhibit showing this prior to consideration of the admin relief for the deck and addition.