



*Premier Custom Decks & Outdoor Living  
470 Guyout Ridge Ct. Suite 100  
Colo. Springs Colo. 80919*

*To whom it may concern,*

*Letter of intent to respectfully request an administrative variance for our clients at:  
Todd & Esen Zentner  
445 Jack Boot Rd.  
Monument Co. 80132  
PDC File No. ADR266*

*\*\*The granting of this administrative relief will not result in an adverse impact on surrounding properties and the granting of the administrative relief will not allow an increase in the number of dwelling units on a parcel.*

*\*\*We are looking to have a 20% rear lot setback reduction in lot width from the amount required in the zoning district in which the subject property is located may be approved.*

*\*\*The granting of this administrative relief would not require any site disturbance, grading or removal of vegetation of any kind.*

*\*\*The granting of this his administrative relief would allow the proposed building location and existing vegetation on the site to restrict visibility of the deck additional from a distance, from the road or from downhill properties.*

*\*\*The granting of administrative relief would allow for building designs such as footings below grade with forms to follow existing slope.*

*\*\*This justification for this minor adjustment of 20% administrative relief will keep the deck addition at 32' from the rear setback and encroach into the comparatively large 40' setback by only 8'. We feel this is a very reasonable request that is allowed on this particular property with the approved variance request.*

*\*\*The zoning district for the subject property is RS-20000. This zoning district requires a 40' rear setback.*

*\*\* Stormwater runoff from the proposed deck will not adversely impact downstream or neighborhood properties. There will be no additional stormwater runoff from this project than normal.*

*We appreciate your time and attention to this request.*

*Respectfully,*

*Jim Velarde / Owner  
Premier Custom Decks & Outdoor Living*

719-629-6901