

November 4, 2024

EPC Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Parcel #: Multiple – Please see attached Excel Spreadsheet
Address: Multiple – Please see attached Excel Spreadsheet

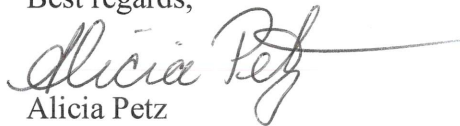
To EPC Planning and Community Development:

I am writing this letter on behalf of David Weekley Homes, LLC to get approval of “blanket” admin relief. We have 131 lots in the Cloverleaf Filing 2 community that require admin relief due to covered/uncovered decks and/or uncovered deck steps that go into the setback. The subject properties are located in the RS-5000 (Residential Suburban) zoning district which has a rear setback requirement of 25 feet. Administrative Relief will permit for a 20% (5 ft) reduction in the required 25ft rear setback. The strict application of rear setbacks for the attached decks are unreasonable or unnecessary given that the proposed deck is taller than the 18 inch threshold in Section 5.4.3.D.8. Given the unique topography of the lot, we are unable to reduce the height of the deck without creating the need for additional grading and site disturbance as discussed in Section 5.5.1.D.2. of the Land Development Code. The intent of the Code and the specific regulation in question is preserved. The granting of the administrative relief will not result in an adverse impact on surrounding properties and will not increase the number of dwelling units on a parcel.

The adjacent properties are currently owned by David Weekley Homes, and we do not foresee any issues by allowing us to proceed with this request.

We appreciate your time and consideration on this matter.

Best regards,



Alicia Petz

Project Coordinator

David Weekley Homes – Colorado Springs

Cell: (605)-645-9706