

Tammy,

Attached please find the Application which you requested that I fill out again. I am also attaching the pictures from the last two months as well as the ones taken yesterday and a synopsis.

Three years ago, I submitted to the Zoning Board a request for a variance to build a covered front porch on my home in order to mitigate the heat and flood issues with my property. This is the result of the Municipal Code Lot Setbacks being 25 feet from the lot line. Lot Lines on Lewis Street are located half way into our front yards. Because of that excessive 80 foot right of way the Town of Castle Rock retains, the setback lines are approximately 5 feet inside my home. Through the research which was done by the Historic Preservation Board, they found that this home was built to be a "rental" in 1952 and has always remained a rental until I moved in to make it my permanent home in 2014. That is the only reason I can think of as to why no one would ever landscape or plant any trees on this lot. Apparently they didn't care. At this point I would have to plant a full grown **large** tree in the middle of my sidewalk to have it give any relief at all. Otherwise it would take 15 to 20 years to grow a tree that would be large enough to give relief to the front of my home. I would say that 98 percent of the homes in this area already have covered front porches to mitigate the heat on their homes and almost all of them have tree covered lots. As a result it has now become a ***health and safety hazard issue***. I have a warped front **steel** security door as well as a warped interior door due to the excessive heat.

The first set of photos are of my Steel Security door a few weeks ago (week of June 18, 2018). As you can see the trim that holds the glass into the frame has warped and is pulling out of the door. This has been happening over the last 2 years. I have tried to keep the trim pushed back into the frame, but to no avail with the excessive heat. The door no longer seals, nor does it close properly. I have to pull back on the door to close it completely and lock the door. Even with that, the steel has warped and leaves an opening at the lower part of the door so that it cannot seal.

The 2nd set of pictures will contain pictures of the door and what happened the week of July 1, 2018 as a result of the 100 degree weather.

Last week we opened the door and the whole trim fell out of the door on the bottom. As a result the side trim pieces, which have been sliding down the side of the door due to the warping from the excessive heat, are now starting to pull away. We came home yesterday from grocery shopping and could not even hold the door open to carry in groceries as it was too hot to touch any part of the door. My 3 year old granddaughter burned her hand trying to hold open the door. This door is falling apart and **it is a solid heavy steel door!** Once all the trim pieces are warped and fall out, the glass can fall and could hurt a child or an adult. I now have to leave my interior door open to try to lower the heat when I am at home. With the west direction of the home when that door is open it lets in the elements unobstructed, not to mention what the heat on the front of the home is doing to my blinds and window coverings, and what it will do to the interior of the home and my personal belongings. My air conditioning is running constantly to try to offset the heat. It runs no less than 1 hour and most of the time it runs 1 ½ to 2 hours, nonstop. My electric bill has tripled.

The remaining frame is warping and the trim and glass will "fall out". I cannot afford to replace a steel security door and a new interior door at the cost of \$600.00 and \$400.00 every 2 or 3 years, as I am sure no one on the City Council, Zoning or the Historic Preservation Boards would want to have to do on their personal homes.

The 3rd set of pictures are a follow-up to this situation which were photographed on July 22, 2018. As you can see the side seals are continuing to slide down the frame and are now curling and twisting excessively. It is only a matter of time before they fall out and the glass is no longer secured.

With the previous application, I had attached copies of temperatures, and angles of the sun in relation to the home. By constructing the covered porch, it would block the sun from hitting the front of the home for most of the day and move the down spouts out away from the home to direct the flow of water away from my basement. I have recently had a "French drain" added to the south side of the home to try to mitigate the water issue, however, I had to have it constructed on my neighbor's lot because there is not enough room between my home and the south lot line. I am hoping this will help with the water issue in the basement, but if my neighbor should move there is no guarantee that the new owner would allow me to keep the drain on their property. Which is another reason to build the extension of the roof over the covered porch and bring the gutters and down spouts out away from the home. I have tried the extensions, but they have not directed the water far enough away from the home to mitigate the water issue in the basement.

Please, please, please help me to get relief from this situation by granting the variance.

Thank you,
Rebecca Jorenby