



Development Services Department
 100 N. Wilcox Street, Castle Rock CO 80104
 Tammy King, Zoning Manager
 720-733-3557 tking@crgov.com

BOARD OF ADJUSTMENT (BOA)

Achieving the Community Vision through Excellence, Dedication and Service

Applications are due 30 days prior to the hearing you wish to attend. Meetings are held the first Thursday of each month at 6:00pm

Applicant Information

APPLICANT: Same as Owner COMPANY: _____
 PHONE: _____ E-MAIL: _____
 ADDRESS: _____ CITY/ZIP: _____
 APPLICANT'S SIGNATURE: _____

Owner Information

OWNER: Kyle Miller COMPANY: _____
 PHONE: 303-919-6120 E-MAIL: _____
 ADDRESS: 5857 High Timber Circle CITY/ZIP: Castle Rock, 80104
 OWNER'S SIGNATURE: Kyle O. Miller

Property Information

SITE ADDRESS: 5857 High Timber Circle Castle Rock CO, 80104
 LEGAL DESCRIPTION: Lot 36 Block 1 Crystal Valley Ranch
 CURRENT ZONING: RESIDENTIAL
 VARIANCE REQUEST: TO ADD DECK

Submittal Requirements

- Fee of \$ 500.00
- Plot Plan/Elevation Plan
- Narrative of the variance requested and evidence of meeting the difficulties and hardships, as outlined in CRMC 17.06.020.B.2 and 19.04.080.G
- Other information, as applicable:
 - Photos
 - Drawings or simulations
 - Construction plans
 - Letter of approval from the HOA
 - Letters of no objection from affected neighbors

Staff Only

Meeting Date 9.3.2020 Staff Acceptance Date and Signature _____

Tammy King
 7.31.2020

Dear BOD,

I am requesting a variance to build a deck at our home located in the Pine Meadow subdivision, 5857 High Timber Circle. The variance is necessary because we cannot build a concrete patio due to drainage issues (see arrows on the attached site map). Pouring a concrete slab would stop the flow of water away from our house as well as the neighboring homes. A deck would be elevated and would not interrupt the drainage flow.

In addition to the drainage issue and steep slope, our house was built too far back on the 20' setback. The existing concrete pad, installed by the builder, currently sits in the setback. This is another reason we are requesting a variance.

Our house backs up to an open native grass area. The proposed deck will not affect neighboring homes. Also, because the house was built so far back in the setback both neighbors will have very little if no sight of the deck. The HOA has approved the deck plan.

Attached are several pictures of our backyard, the site plan and HOA approval letter. Please accept this request for a variance to build a deck as we cannot pour a concrete patio due to drainage concerns, the steep slope, and the fact that the house was built too far back in the setback.

Please let me know if you need any other additional information or details.

Thank you for your consideration.

Kyle Miller

5857 High Timber Circle

303-919-6120