

January 4, 2021

Dear Castle Rock Board of Adjustment,

I am requesting a variance to add an enclosure to the existing rear deck at my home at 2166 Holmby Court, Castle Rock Co. (Lot 32 Plum Creek Fairway 13 Filing 2)

This requested variance is necessary because the deck upon which we plan to build is 8 feet from the property line, which is less than the 14 feet required for decks 30" or greater above grade.

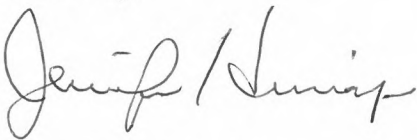
The existing concrete pad and deck were installed by the builder and originally approved by the HOA and Town of Castle Rock prior to my purchase of the home in 2016. This current variance request is to build upon the existing original deck and would not add to the existing setback.

The house backs up to HOA common land and native grass. The proposed enclosure will not affect the neighboring homes as it is out of their view. The Plum Creek Home Owners' Association has already approved the enclosure plans and the construction permits are awaiting this variance.

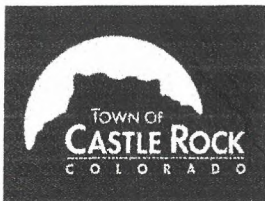
Attached are pictures of our backyard, the site plan and the HOA approval letter. Please accept this request for a variance to build an enclosure on my existing deck.

Thank you for your consideration and please let me know if you require any further information or details.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jennifer Hunsinger".

Jennifer Hunsinger  
[jhunsing46@hotmail.com](mailto:jhunsing46@hotmail.com)  
2166 Holmby Ct, Castle Rock, CO  
908-229-4020



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: Jennifer Hunsinger COMPANY: —  
PHONE: 908-229-4020 E-MAIL: jhunsing46@hotmail.com  
ADDRESS: 2166 Holmby Ct CITY/ZIP: CASTLE ROCK CO 80104  
APPLICANT'S SIGNATURE: Jennifer Hunsinger

#### Owner Information

OWNER: Jennifer Hunsinger COMPANY: —  
PHONE: 908-229-4020 E-MAIL: jhunsing46@hotmail.com  
ADDRESS: 2166 Holmby Ct CITY/ZIP: Castle Rock CO 80104  
OWNER'S SIGNATURE: Jennifer Hunsinger

#### Property Information

SITE ADDRESS: 2166 Holmby Ct Castle Rock CO 80104  
LEGAL DESCRIPTION: Lot 32 Plum Creek Fairway 13 Filing 2  
CURRENT ZONING: Residential  
VARIANCE REQUEST: See attached letter

Is this Variance requested pursuant to the Americans with Disabilities Act (ADA)  
Americans with Disabilities Act of 1990 (ADA) [42 U.S.C. 12101, et seq.] ☐ Yes ☒ No

#### 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 \_\_\_\_\_ Staff Acceptance Date and Signature \_\_\_\_\_



# PLUM CREEK NORTH MASTER ASSOCIATION ARCHITECTURAL REQUEST FORM

PLEASE MAIL or EMAIL COMPLETED FORM WITH ATTACHMENTS TO:

PREMIER PROPERTY MANAGEMENT, LLC

P.O. BOX 632018

HIGHLANDS RANCH, CO 80163-2018

Phone 303-904-9374 Fax 303-974-3292 EMAIL kim@premierpropmgmt.com

AS REQUIRED BY THE COVENANTS OF THE PLUM CREEK NORTH MASTER HOMEOWNER'S ASSOCIATION.

THE FOLLOWING INFORMATION IS HEREBY SUBMITTED FOR CONSIDERATION BY THE ARCHITECTURAL CONTROL COMMITTEE.

FOR ACC. USE ONLY	
APPROVED: YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
By: <u>PNMALL</u>	
Date: <u>10/30/2020</u>	

Date Received

10/23/2020

## APPLICANT:

NAME: Jennifer HUNSINGER

ADDRESS: 2166 HOLLYBY CT

PHONE: (HM) 303-229-4020

EMAIL ADDRESS: jhunsing46@hotmail.com DATE: 10/23/2020

For architectural and landscape improvements, attach any additional site plan, deviation, construction drawings, specifications, material descriptions, etc. that may be required to fully describe this improvement. Although plans do not need to be professionally prepared, they should be adequate to describe your idea. The submission of a photograph may help explain your improvement. If your improvement is repainting, please submit a paint "chip" of the color or colors that will be used. If your improvement includes the installation of a manufactured product such as, but not limited to, a sunporch, awning, storage shed, gazebo or spa, a manufacturer's brochure should be submitted.

\*Please be advised that Association approval does not constitute approval of the local building department and that you may be required to obtain the applicable City/County permit(s).

ATTACHMENTS WILL BE KEPT FOR OUR RECORDS. DO NOT SUBMIT ORIGINALS.

NOTE: Any approval does not apply to drainage from your lot or neighboring lots. Careful study pertaining to the proper drainage of both irrigation and storm drainage should be made of your and your neighbor's lot by qualified individuals. Any fencing must comply with any applicable design guidelines as set forth in the recorded covenants. Your original will be returned for the record and a copy is being returned to you with the appropriate stamp of approval or non-approval

## PAINTING:

CHOICE	BODY		TRIM	
	BRAND	COLOR	BRAND	COLOR
1	Patio	Sandstone	PE	Sandstone
2	Enclosures			
3				

PLEASE ATTACH SAMPLES OF EACH COLOR SELECTION TO THIS FORM

LANDSCAPING: Describe the type(s) of material(s) to be used and their placement. Attached drawing if available

N/A

STRUCTURAL: Describe the type(s) of construction and material(s) to be used. Detailed drawings must be submitted with this application

See attached letter

Construction of aluminum framed glass sunroom on existing deck

See details of construction Material at

www.patioenclosures.com/three-season-0815-0901

\*\*please attach additional sheets of paper if necessary: HOMEOWNER SIGNATURE:

Jennifer Hunsinger

DO NOT WRITE BELOW THIS LINE

## COMMITTEE ACTION:

Date: 10/30/2020

☒ The request is approved as submitted

☐ The request is approved subject to:

☐ The request is disapproved because:

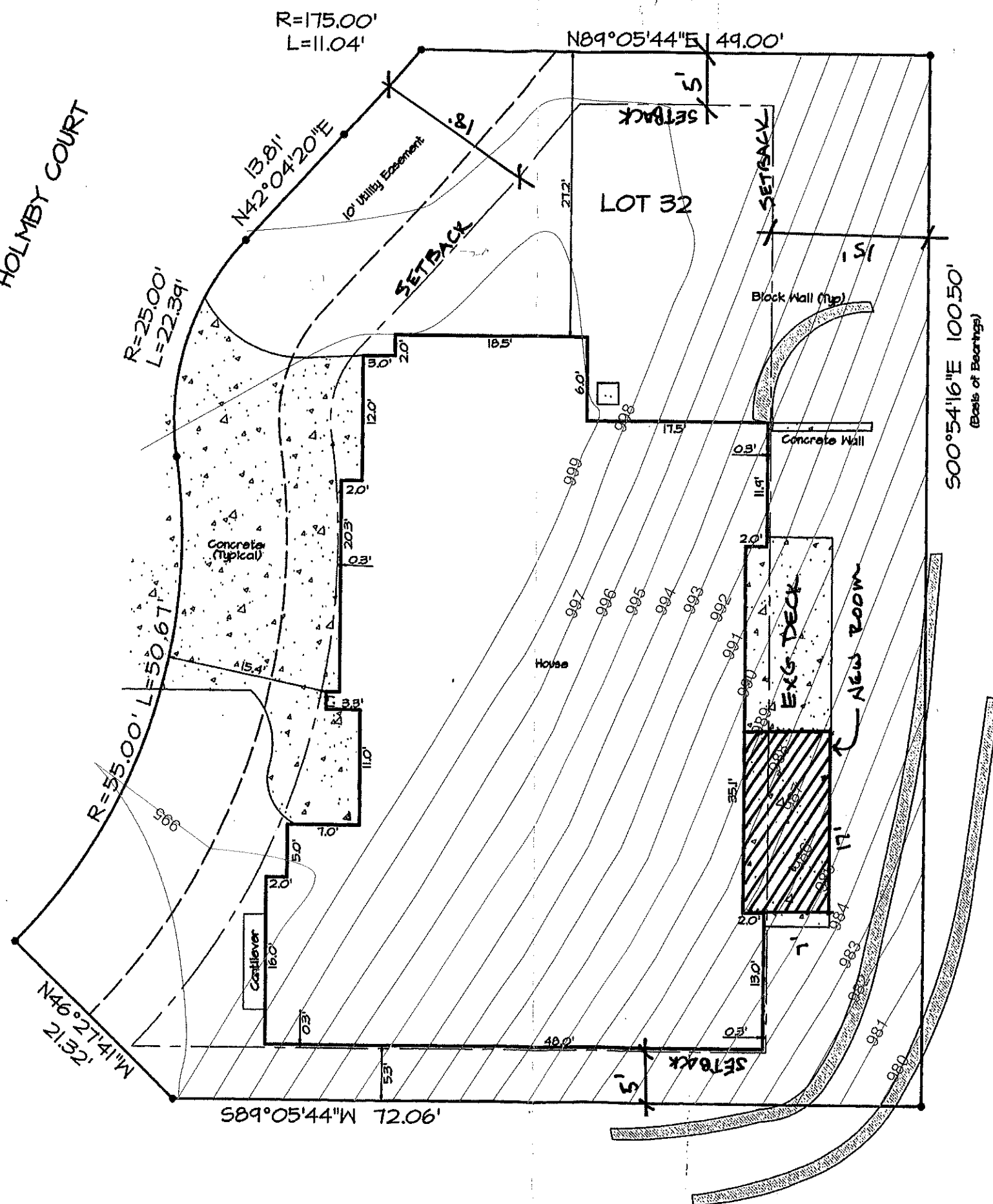
Architectural Committee Signature(s):

plum creek north master Acc

km  
10/30/2020

Additional Comments:

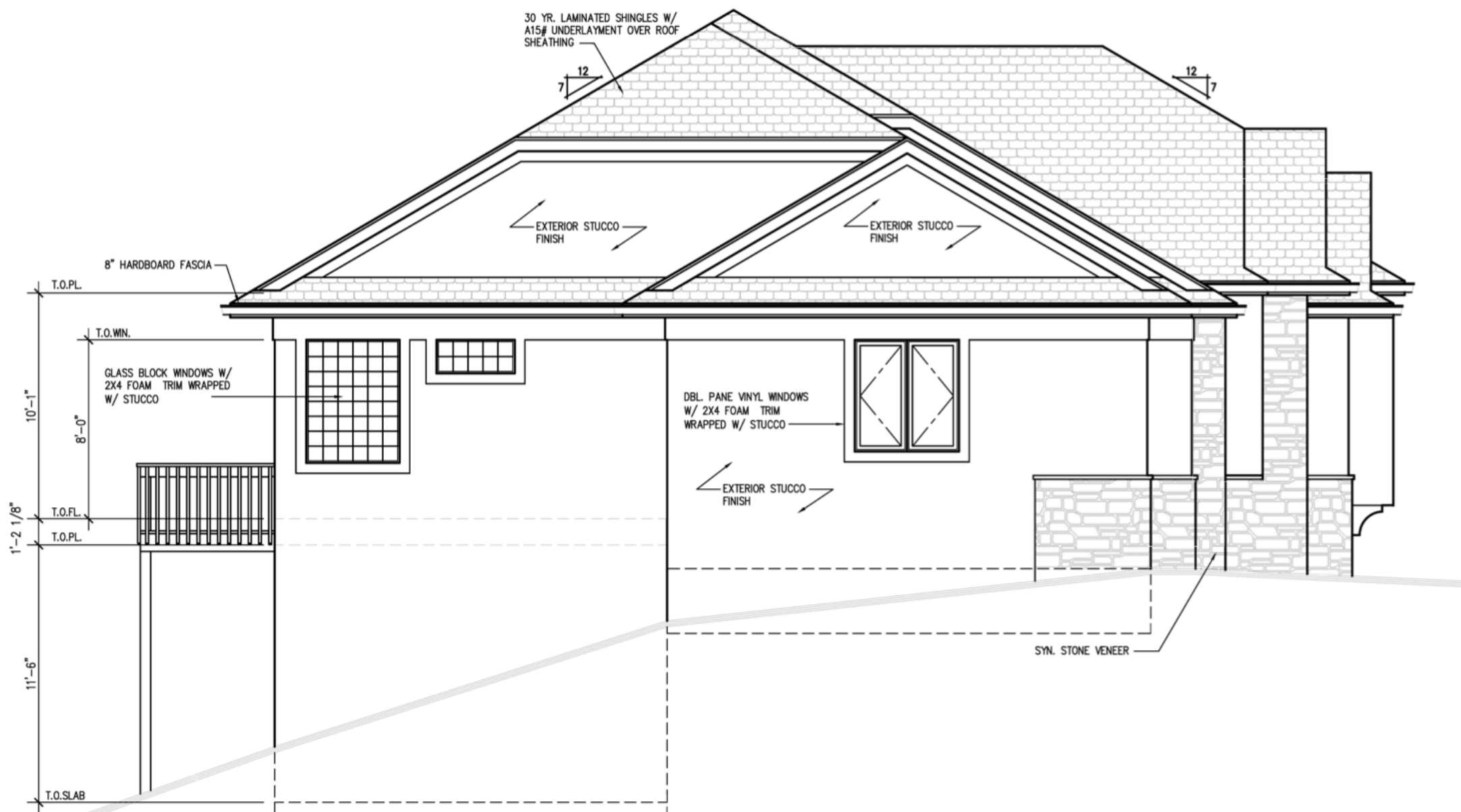
HOLMBY COURT





EAST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

DENNIS RODRIGUEZ DESIGN  
COPYRIGHT © 2014  
UNAUTHORIZED USE OF  
THESE PLANS WITHOUT  
THE WRITTEN CONSENT OF  
DENNIS RODRIGUEZ DESIGN  
IS A VIOLATION  
OF THE U.S.  
COPYRIGHT ACT

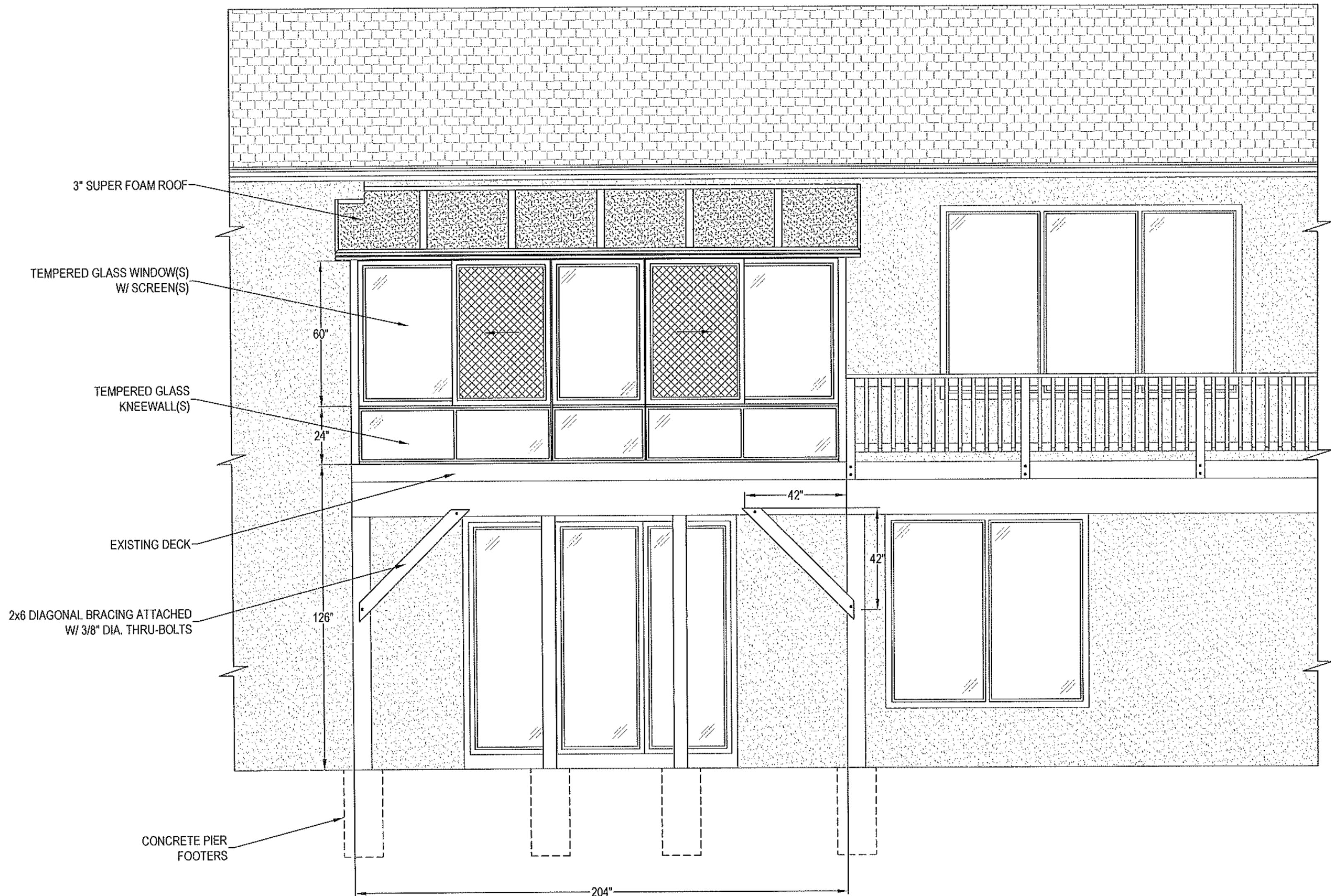
2166 HOLMBY COURT  
CASTLE ROCK, COLORADO  
DOUGLAS COUNTY 80212

ISSUE DATE:  
01/02/15 100% CD'S

SHEET NAME:  
ELEV

SHEET NUMBER:  
A-2.2





ELEVATION - "B" WALL



