





One, the photos provided by Ms. Moser were taken during a siding replacement repair, which took place over a couple of days and was completed on 4/20/22, see PPRBD permit #N96455.

Home  Pikes Peak Regional Building Department
Ensuring life safety and welfare of our community through efficient and consistent application of adopted codes and standards.

Permit: N96455 


741 E. HIGH ST, COLORADO SPRINGS, CO, 80903

Permit Status: **Final** 

Permit Details 

Address:	741 E. HIGH ST, COLORADO SPRINGS, CO, 80903 View Other Permits at this Address
Parcel #:	6417215003 Click to view Assessor Information
Lat / Long:	38.83553816, -104.81119966
Roof Truss P/SF:	30 (Elevation: 6010 ft.)
Code Version:	2017 PPRBC
Project Code:	434 (Residential Alterations (Remodel, Additions, Etc))
Project:	SIDING

From: PPRBD Notifications <notifications@pprbd.org>
Date: April 20, 2022 at 10:25:50 AM MDT
To: renovators.jp@gmail.com
Subject: N96455: B= Complete for RENOVATORS LLC

 **Pikes Peak Regional Building Department**
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Permit #: [N96455](#)
Address: 741 E HIGH ST, COLORADO SPRINGS, CO 80903
Project: SIDING (434)
Contractor: RENOVATORS LLC
Inspection Type: Bld Final (B=)
Status: Complete (C)
Inspector: ADAML
Comment:

I attach photos of those completed repairs. The first pair of photos below were taken on 4/20/2022 to compare to hers, the second pair of photos.



Two, you can see in her photos that there is a natural elevation of my property due to the terrain, relative to her property and the property behind mine (to the south), 740 W Kiowa Street. As such there is general natural rainwater drainage toward her property. This natural downward flow of water is also toward the property to the east of hers (south of mine), where she notes rainwater runs before entering her yard. This ground elevation

difference between the plots undoubtedly dates from the original existence of these properties, for instance from 1910 in the case of my property and is a product of natural sloping of the terrain.

See in the photo below, the stair-step configuration of the plots' retaining walls and grounds, with mine being the highest, the southerly neighbor, 740 W Kiowa Street, being a little lower and her property (as well as the property north of hers – 735 East High Street) being the lowest.



I am very happy to install gutters with properly placed downspouts to avoid diverting rain into her property and mitigate, what little I can, her rainwater problem. However, there will be a natural flow of rainwater toward her property from her neighbors, including my property, due to these natural circumstances.

Lastly, I include below photos of the completed gutter work, installed 5/27/2022.











Her email letter is copied verbatim, below.

Thank you again!

Dan Powell

Mr. Alcuran,

This email is in response to the Use Variance proposed for 739 & 741 East High Street, 80903.

I am strongly apposed to the variance due to rain water running off of the roof of the accessory dwelling unit flooding into my backyard. The photo below was taken from my backyard. As you can see the ADU has an attached downspout but is not attached to a gutter.

Even when attached to a functioning gutter, the downspout empties into my neighbor's backyard and the water then runs into my backyard. This may be seen in the photo below which was taken from my neighbor's backyard.

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In the above photo my backyard is to the right of the downspout, behind the picket fence.

You are welcome to enter my yard at any time to view the situation.

Thank you,

Bonnie J. Moser
734 East Kiowa, 80903