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License # 21661

Being this lot is in the Wildland Urban Interface (WUI), this project must meet all applicable requirements within Appendix K of the 2021 International Fire Code, as adopted. For questions, please call Fire Construction Services at 719-385-5982, Option 2.

Project Statement

6110 Pemberton Way. Colorado Springs, CO 80919

Project Description:

To tear down existing dilapidated 10'x10'x6' high deck and rebuild with same dimensions using approved lumber for deck framing, composite decking and metal railings. Project includes a new concrete landing for the bottom of the stairs to meet the code size requirements and appropriate concrete footers meeting both size and depth code requirements.

Nonuse Variance Justification:

At this current time, the required rear setback for the property is 25'. The existing non-permitted deck encroaches on that setback by 10' as the distance from the rear property line to the rear face of the home is 25'. The home has a sliding glass door on the main level that sits 6' above grade on the rear of the house that provides access and egress to and from the back yard. Based on the design of the home and the existing decks on many of the surrounding homes in the development that share the same setback requirements, it is assumed the home was built to have the deck but may have had different permit requirements at the time of the build (1984). In order to accommodate the rear exit, a new deck is required. The nonuse variance is requesting a 15' rear setback where 25' is currently allowed per city code. The new deck is designed to be the same dimensions as the existing deck. Any alterations from the existing deck are only cosmetic with no alteration to the previously mentioned dimensions or footprint.

