

## Dawn Collins

---

**Subject:** FW: Variance Application

---

**From:** greg@dadsforhirellc.com <greg@dadsforhirellc.com>  
**Sent:** Wednesday, February 1, 2023 1:25 PM  
**To:** Dawn Collins <dawn@palmer-lake.org>  
**Cc:** Tish Torweihe <tish@palmer-lake.org>; Toni Vega <Toni@palmer-lake.org>; 'Trowbridge, Abby L.' <abby.trowbridge@hoganlovells.com>  
**Subject:** RE: Variance Application

-----WARNING: This email originated from outside the Town of Palmer Lake. DO NOT CLICK on any attachments or links from unknown senders or unexpected emails. Always check the sender's display name and email address are correct before you communicate.-----

Hello Dawn,

The reason we require the zoning variance for this new residence is that this house is being built for my aging parents. They have limited mobility so they will require a ramp for access to the house in lieu of stairs. Our original plan was to have a concrete stoop at grade for the front door with a walkway leading from the front of the house to the street. When we did the excavation for the house foundation we hit bedrock that made it impossible to excavate to the full depth that we needed. This made the foundation about three feet higher than anticipated. The solution that we came up with was to put a deck on the front of the house with a ramp leading toward the west side of the house. There will be a landing at the bottom of the ramp and a walkway from that point to the street. We decided that a deck and ramp would be the most attractive solution so that it would enhance the appearance of the house rather than looking like a mistake.

It would be a hardship to have a small porch and stairs since my parents have physical difficulty climbing stairs. Stairs also pose a hazard for them in the event of an emergency and their having to exit the house by a set of stairs.

We ask that you would please consider approval of this zoning variance.

Thank you.

Greg and Abby Trowbridge  
719-481-5867