
Justification Letter

To: City of Aurora, Planning and Development Services

From: Charles and Jessica Irons

The purpose of this letter is justify the minor amendment to the building envelope associated with the vacant custom home lot at 24933 E. Irish Drive, Aurora, CO 80013, Tallyn's Reach Filing No. 15, Lot 48, Block 2.

Our proposed site plan exceeds the existing building envelope at the south and east boundary. The justification for exceeding the building envelope is to place the proposed garage far enough from the street to lengthen our driveway and in turn achieve 10% driveway grade. The attached site plan places the furthest eastern corner of the garage approximately 60 feet from the eastern property boundary. There are also three pines trees with a diameter less than 8" that we would like to relocate on the lot. Jacque Chomiak has determined that these three trees are not listed in the Tallyn's Reach, Aurora CO, Tree Protection Plan and are allowed to be relocated. The remaining seven trees on the lot identified in the Tree Protection Plan will be protected during construction.

Thank you for your consideration



Attachments:

- Original Site Plan
- Proposed Site Plan
- HOA Approval Letter
- Minor Amendment Application Form
- Sheet 4 of 7 Tallyn's Reach Tree Protection Plan
- Jacque Chomiak's (City of Aurora Forestry Division) tree relocation approval email