

Attn: DRB

Narrative:

The deck will be built to make use of the south facing space in front of the existing house. For entertaining and enjoying the outdoors.

Virtually every other unit in Bighorn terrace has a similar deck. This will make unit 21 more comparable the other units in the development.

The deck will be built level with the interior floor, 28" above grade. There will be no impact on light, air, distribution of population, etc.

The deck terminates 7' from a river stone retaining wall at the edge of a paved parking lot. There will be no impact on snow removal as the snow is piled on the east end of the lot.

The deck will be similar is size but lower than other decks in the area and will mimic the existing structure.