



Canterbury Improvement Association, Inc.
P.O. Box 333
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www.canterbury-hoa.com

July 18, 2022

TO: El Paso County Board of Adjustment
c/o Ryan Howser, Planner III, El Paso County Colorado Planning & Community
Development, RyanHowser@elpasoco.com, 719-520-6049

RE: Opposition to Steve R. Rael, Jr's. Request for Variance to Continue to Place
Commercial Recreational Vehicle Storage Operation Within 50 Feet of Adjacent
Residential (RR-5) Properties.

Offending Property: El Paso County Parcel Number 6100000489
Owners' Name(s) Rael Steve R Jr, Rael Elizabeth
Parcel Address 18220 Highway 83, Colorado Springs, CO 80908

Dear Sirs and Madams,

The Canterbury Improvement Association, Inc. is the non-profit Homeowners
Association representing all residents of Canterbury Estates in northern El Paso
County. Our Association's website can be viewed at <https://canterbury-hoa.com/>.

On behalf of all the owners of our 134 parcels zoned RR-5 and approximately
five acres or more in size, we ask you to unequivocally deny Steve R. Rael Jr's
request for a dimensional variance to continue siting his commercial recreational
vehicle storage operation within 50 feet of our Canterbury Estates property owners.

Our own community's covenants restrict placement of buildings within 50 feet
of adjacent property lines.

"Covenant VI. Building Location. No building shall be erected nearer
than seventy-five (75) feet to any boundary along a street, or so that any
part of said building is closer than fifty (50) feet to any of the other
boundary lines of said premises. When topography or other unusual
circumstances make these setbacks impractical, less setback may be
acceptable is specific permission is given by the Architectural Control
Committee."

Steve Rael's placement of many large recreational vehicles close our property owners' lot lines in perpetuity is the functional equivalent of buildings we require separation for. These large and numerous recreational vehicles are unsightly, are a nuisance to our owners, and diminish the value of adjacent properties and through the real estate valuation comparison process they diminish the value of all Canterbury Estates properties. Our Association's owners do not intrude on Steven Rael's property in an unsightly way but he intrudes on ours.

The recreational storage business on the Rael property and the current location of where the RVs are placed are also in violation of multiple ordinances and laws. These violations are detailed in opposition letters from other Canterbury owners and for the sake of brevity are not repeated here. However they do bear mentioning and are quite significant.

For these reasons our Association respectfully requests you deny Steve R. Rael, Jr's. Request for Variance to Continue to Place Commercial Recreational Vehicle Storage Operation Within 50 Feet of Adjacent Residential (RR-5) Canterbury Estates Properties.

Sincerely,



Janet Schulte
Chairman
Canterbury Improvement Association

Attachment: Map of Canterbury Estates Properties