

Holmes neighbors,

6 years ago we moved to this beautiful forest and living here is one of our greatest joys.

In 2018, we began the permitting process to build an accessory structure on our property and received final approval for that in 2019. It is a place for us to work from home, be with our family and friends, and run a small Short Term Rental from time to time. With a max of five people, and a very long list of rules they must comply to, it has been a quiet and peaceable experience.

Last October, the zoning department reached out, stating that we needed to request a variance to operate our Short Term Rental (STR) in that space. After extensive discussions with them, they then paused the case, stating that the County Commissioners were reevaluating how they enforced these matters. Last month they informed us they wanted to continue this case again, citing that we need to ask for a variance from the county to continue to operate a STR.

There are a lot of details, and we are more than happy to bring you into each detail of our process if you would like, but here is the summary:

In 2018 our structure was granted the title "Accessory Structure with Living Quarters." At the time, there was no definition of what an "Accessory Structure with Living Quarters" was. The 2018 code had almost no definition for what this type of structure was and unlike an Additional Dwelling Unit or Mother-in-Law Suite, this permit did **not** require our signature of an affidavit or a declaration on our part that it would not be used as a Short Term Rental. In fact, we attempted to apply for a STR permit, only to learn that those do not exist in the county. Because there were no restrictions outlined under our zoning approval, and no permits to acquire or documents to sign stating that we could not rent, we began renting out our small suite.

** One note— There are no restrictions on renting out your home as a STR in the county, Zoning's concern lies in the fact that we are renting out a separate structure.*

To compare the 2018 code against the 2022 code, it is clear to see that the county has worked hard to bring further clarity and definition to the term "Accessory Structure with Living Quarters," unfortunately we were not beneficiaries of that same clear terminology in 2018 when our conversation with them began. While we do not take issue with a more clear definition, it has been disheartening to learn that the zoning department is unwilling to grant a "grandfathered" status to us based on the ambiguity and lack of clarity that was provided in the 2018 code. They are requiring us move through a variance process.

Below is the letter they are asking us to send to you as we begin the variance process. To be clear, if granted the variance, nothing would change with our STR or on our property. Our max of 5 guests will stay the same, and each house rule will continue to be upheld by the guest. We aim to respect our community above all. Please reach out via email tmacalmon@gmail.com or by phone 719.304.1340 if you have any questions.

Sincerely,

Drew & Tarah MacAlmon

Dear Neighbors,

This letter is being sent to you because Drew and Tarah MacAlmon are proposing a land use project in El Paso County at the referenced location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item number 2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning and Community Development Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against, or expressing no opinion in writing at the public hearing for this proposal.

For questions specific to this project, please contact:

Drew or Tarah MacAlmon

11210 S Holmes Rd. Drewmacalmon@gmail.com, tmacalmon@gmail.com), 719-304-1340 or Ashlyn Mathy AshlynMathy2@elpasoco.com, 719-520-6300

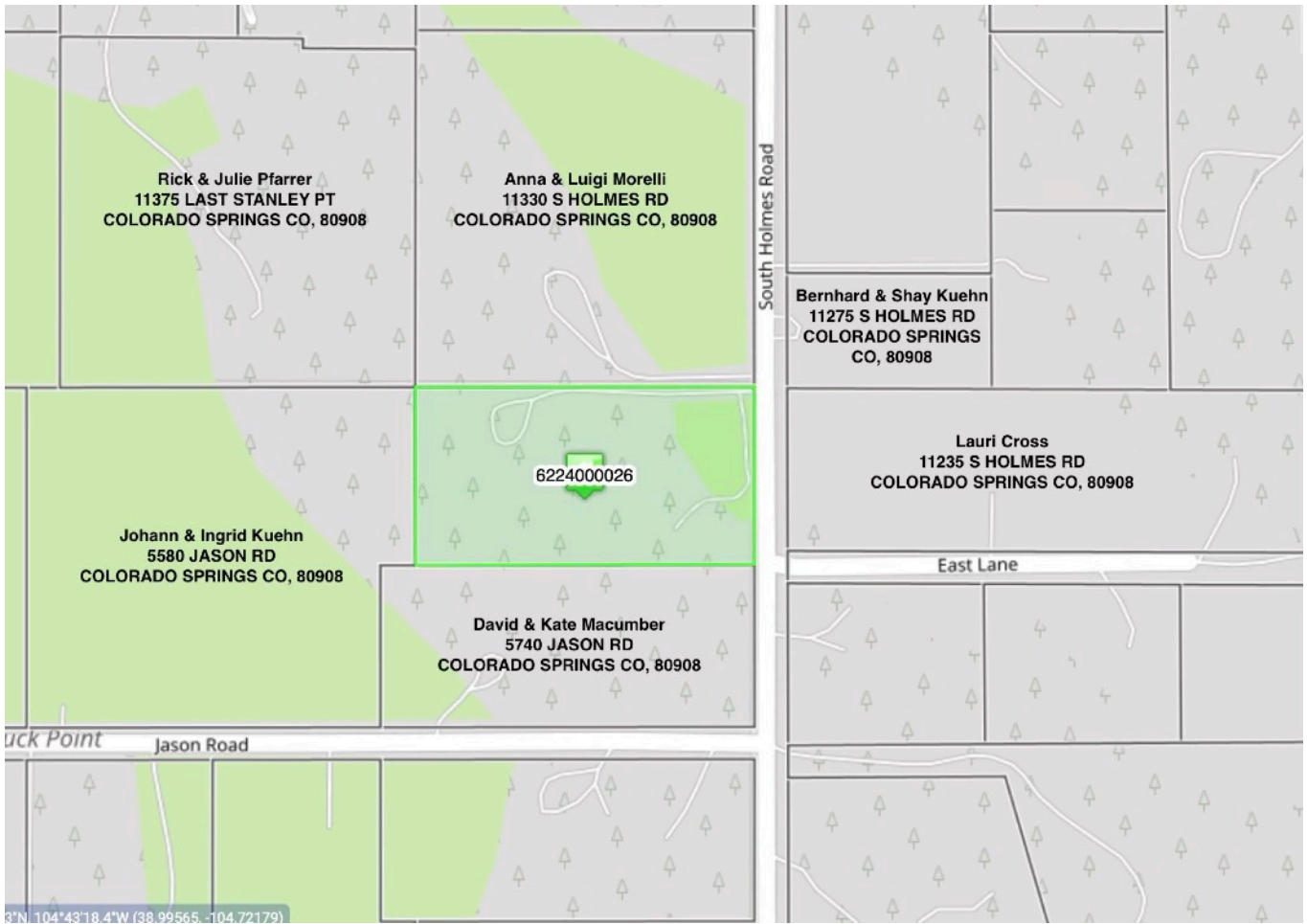
Site address 11210 S Holmes Rd, Colorado Springs, 4.78 Acres, zoning RR5

Request to maintain operation of Short Term Rental in existing Accessory Structure with Living Quarters

Existing and proposed facilities, structures, roads n/a. Property and site to remain as is.

We are requesting a waiver to be allowed to continue to rent our "Accessory Structure with Living Quarters" as a Short Term Rental with the justification explained above. Despite going through proper channels in 2018, we do not believe the 2018 Zoning code provided sufficient definition and terms to rightfully disqualify the structure from operating as a short term rental.

Thank you warmly, for receiving this letter. We hope all the best for you and yours.



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uck Point Jason Road

South Holmes Road

East Lane

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