

Dr. Karl M. Larsen
Margaret-Patricia Larsen
1060 Caribou Drive West
Monument, CO 80132

To whom it may concern:

When we purchased our home in 2005 we envisioned it as a place we could make our forever home. Its proximity to I-25, Karl's work, and amenities while also having an incredible view and a large lot made it the perfect place for us to set roots.

Recently, Margaret has been diagnosed with a condition that makes an elevator necessary to reach all levels of our home. Instead of moving and enduring the stress of finding the perfect new home, moving, and creating a new life, it made sense to build an addition to our much beloved existing home. As the home has no main floor bedroom and due to the floor plan having no feasible way to add one, the need for an elevator was made plain. We also found that the possibility of expanding to the west and south are not feasible as any placement of the elevator is either not able to reach the top floor because of the existing floorplan or totally blocks the view, which is the reason we purchased our home and ultimately chose to renovate instead of moving. As our bedroom is on the southeast corner of the home, this seriously limited potential elevator placement. After working for more than a year on plans with two different architects, the perfect new floorplan, which includes this elevator and further ADA-compliant changes, has taken shape.

Working from site plans provided by Woodmoor Improvement Association and a very recent survey, we believed our plans to not encroach upon the 15-foot easement required by El Paso County. We are very much surprised and confused by the finding that we will be encroaching upon the easement and humbly request that El Paso County make a variance in our case.

Sincerely,

Karl M. Larsen

Margaret-Patricia Larsen