

December 25, 2024

El Paso County Planning and Community
Development Department

RE: 7486 Campstool Dr., Colorado Springs, CO 80922
Dimensional Variance Request

To Whom It May Concern:

We request your approval for a dimensional variance on the Sundance Shade Structure at 7486 Campstool Drive, Colorado Springs. Our property has very little privacy with the homes behind us elevated higher than ours, allowing them to look down into our backyard. This shade structure would allow some privacy. Also, as it is now there is little shade in our backyard which makes spending time there difficult due to the heat and other elements. Due to the shallowness of our backyard, and the allowed administrative adjustment, we could build a structure that comes out six feet from our house. Unfortunately, our bay window, located directly under the proposed structure, extends out approximately three feet. Therefore, it would not allow enough room to place a table or other patio furniture, making the shaded space unusable.

Due to the grade of the surrounding properties, this structure will not obstruct any of our neighbors' views and will be fully within the home's building footprint from side to side. We have provided three pictures showing the elevation difference from our backyard area to the neighbors to the east. Also, we have provided our four closest neighbors with renderings and a site plan and have enclosed signed approvals from these neighbors for this project.

For the above reasons, we ask that you approve the dimensional variance for the full proposed depth of the Sundance Structure. We love our neighborhood and hope for many years in our current home. Thank you for your consideration of this proposed project, which will help make our house more of a home.

Sincerely,



Alexander Gayson



Deborah Gayson