

From: Greg Bianchi <greg@eagletax.biz>
Sent: Wednesday, January 26, 2022 8:43 PM
To: Foxx, Drew
Subject: FW: cragin rd 10161917

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Drew,

After our discussion regarding the area in the back yard. Sheri and I are agreeable to keeping the zone as it stands, with an amendment to allow for the shed. The shed dimensions are 12'x16', and not to exceed 12" high. We will try to minimize the height but must meet code requirements. We have the small side of the shed facing the neighbor's property line to reduce the overall impact of the sideview of the shed. As much as possible, we would like to be agreeable to the wishes of the surrounding neighbors that are concerned about possible issues with their views or feeling "boxed" in.

I have looked at the pictures the neighbors have sent. The shed we are proposing should only be a few feet over the back fence since we will level a section of the back yard to build the shed on a flat surface. The shed we are looking at, will have either a 7' or 8' sidewall, with the height not to exceed 12' per the drawings submitted. We intend to paint it to match the color of our house. The shed will be constructed by a local company that specializes in building sheds. We do not intend to put up an eyesore, but something that looks nice. We do not want to mess with our property value as well.

We believe that the issue of views is a minor one since the property is on a hill, with 6' fences, 15' Trees (in the neighbor's yard), etc., which is already causing issues with the line of sight. Sheri and I are agreeable not to put up any other structures in the back yard. While we wish to be sensitive to the concerns of the surrounding neighbors, it is our property, and we would like to build the shed to give us a sheltered workplace and storage in our backyard.

Thank you for your consideration.

Sincerely,

Greg Bianchi
Public Accountant
Life and Health Agent

1115 Cragin Rd
Colorado Springs, Co 80920
Off 719-635-7761
Fax 719-471-7260

From: Foxx, Drew <Drew.Foxx@coloradosprings.gov>
Sent: Tuesday, January 25, 2022 8:49 AM

EAGLE FINANCIAL SERVICES
1115 CRAGIN RD, COLORADO SPRINGS, CO 80920
OFF (719) 635-7761, FAX (719) 471-7260

03/24/2022

Response to HOAFE

To Whom It May Concern,

I have reviewed the concerns of the HOA regarding preserving the appearance of the neighborhood. It is our desire as well to make sure that we do only those things that will assist in improving the value of our property and that of the neighborhood. We also recognize that the HOA has no jurisdiction over our property since we are not part of the HOA. We do not intend to put up a tacky shed, but a prebuilt shed that will have a presentable appearance.


As to the precedent referred to in their correspondence, another property owner in our neighborhood also requested and received an amendment on their property for the exact same thing a few years ago. We are not establishing a new precedent, that precedent has already been set.

Sincerely

Greg Bianchi

A handwritten signature in black ink, appearing to read 'Greg Bianchi', with a large, stylized flourish at the end.

Sheri Bianchi

A handwritten signature in black ink, appearing to read 'Sheri Bianchi', with a long horizontal line extending to the right.