



Claude Appel & Michele George Appel
214 Valley Vista Rd.
Cuchara, Co. 81055-9316

February 16, 2024

Huerfano County
401 Main Street
Walsenburg, Co. 81089

Re: Letter of Intent and Request for Variance

Dear Huerfano County

My name is Michele Appel. Claude and I completed construction on our home, located at 214 (113) Valley Vista Rd., Cuchara Co. in April of 2000. As many of us who have braved this process, we realize after time, we missed some opportunities during construction to better build certain parts of our home that would make our lives easier to age-in-place. As time passes we make interior upgrades and do maintenance on our homes but it is as we age and begin to experience more physical difficulties that we realize we need to make some dramatic changes in order to stay in our homes.

I was diagnosed with Multiple Sclerosis 23 years ago and have fared quite well, however, I do not know what my mobility future holds. Claude has had 3 back surgeries over the years and experiences other; at this time minor, physical ailments as well. I have attached photos of our current home and descriptions of certain aspects. As you can see, we have a lot of stairs and more specifically, the exterior set of stairs we do not even use on a daily basis to enter or exit our home; we go through the attached garage and still have to climb a first set of 12 steps to the main living level – where the front porch deck is.

We are requesting variance from the Urbanizing Residential Setback provisions in Section 1.03.02 in order to build a pedestrian walkway from our front door to the top of our driveway for better entrance and egress; not only for our use but for emergency service purposes. Enclosed is a plot plan prepared by our architect Clyde Schroeder with required measurements and easements. Also included in the attached photos is an example of a bridge that currently exists in our neighborhood between the McCombs main and guest house. This is almost identical what I would like to have Mr. Schroeder to continue to finish designing and drawing up once approval to our request is granted so that I may seek approval of our POA Architectural Committee and find a builder.

Thank you for your time and consideration.


Michele L. George Appel

Attach: Photos and Application
Plot Plan