

## Variance Application Cover Letter

The purpose for this application is for a carport on the property at 233 S. Lincoln St. in West Laramie. The carport is able to hold two cars comfortably and is positioned over a 24'X26' foot area where the owners of the property have parked their cars since 1973.

Given the boundaries and layout of the structures on the property, this is the only logical area cars can be parked. This block has no paved street nor curb and gutter. There is no defined marking along the road. Since the road has a slight curvature downward from its crest to its undefined edges, in the winter when snow melts or in the summer during rainstorms this area becomes very muddy and big pools of water accumulate making street parking very undesirable, messy, and inconvenient.

The property has been owned by my wife and me, Carl and Linda Gustafson, since the late nineties when we purchased it from my mother, Violet Gustafson, who had owned it since the early to mid seventies and is now deceased.

When we decided to actually live on the property in 2020, there were two reasons why we wanted a carport over the parking area. I had a beautiful red Dodge Ram that was demolished by a hail storm and totaled. The insurance company sent a wrecker truck to the exact parking area where we are now applying for this variance and hauled it off. At that moment we decided a carport was needed against the extremes of Wyoming weather.

The other reason is that my heart is 100% pacemaker dependent and if something should go wrong I must have quick egress from my property to the hospital and given the possibility for snow in Laramie nine months of the year, it helps greatly if I don't have to be removing major snow and ice off my vehicles in a time of emergency. I realize your task is to make sure the city is well planned, esthetically pleasing, and fully utilitarian for decades to come and my situation will not always figure into future needs when I'm deceased, but, for what it's worth, this is one of my two reasons for the carport.

In April of 2020 we looked into getting a carport and were told we could make a small deposit but that the company didn't know when they could schedule an appointment as Wyoming was seldom on their routes anymore. They said we'd be notified. We were told by the carport company that if the carport was not put on a concrete base we wouldn't need a permit. We intended to check this out, but for the time being we assumed they were right. We

decided we'd go the the City of Laramie planning once we were told if and when we could actually get the carport.

After a year of waiting, we called the company and they said the steel structures were in short supply due to Covid and they had no idea when this shortage would be resolved. We asked for our deposit back. Didn't get it. A carport dealer told us Wyoming was no longer being serviced by Carport Companies. We gave up on the carport.

Then one day in November, 2022, with no prior notice whatsoever, the original Carport Company called and said they'd have a crew to put up our carport the next day. Sure enough a crew showed up with the material. They work as independent contractors for the carport company and keep their own schedule and routing. At least that is the best I could get out of them with my limited command of Spanish, as none of them could speak English.

So we had to make a decision. We desperately didn't want to let this crew disappear after waiting two years and thinking we had no chance. I outlined the area making sure the carport was behind the fence lines that exist all down the block. It is as close to the trees in our yard as I could get it. In short, it is in the only place we could put it on our entire property and the exact area where cars have been parked since people have lived here.

While the crew was putting it up a city worker drove by and turned it in, and that's how the carport came into existence and then created a need for this variance application.

We submit that this carport changes nothing in the neighborhood. It simply is a roof over the exact area cars have always been parked. It leaves about eleven feet of room for any sidewalk, curb, and gutter the City hopefully will put in some day, and is behind existing fence lines. Esthetically it is much better to view than the collection of cars up and down this street, some of which do not run and some of which are junk. The carport is high quality, a pleasant beige or wheat yellow color, and puts our cars in an orderly display on a disorderly street. The entry and egress are exactly the same as they were for fifty years without this carport. Nothing changes.

It is Linda and my desire to make this property pretty and esthetically pleasing, and being from Laramie, I have a strong sense of community pride and would not do anything to diminish the look and value of my hometown. It is our hope that we are helping to make this little block better, as some of our neighbors are doing, and that someday the city will be inspired to put in a paved street like they have one block to the south of us.