

April 14, 2026

Variance Summary Letter  
St. Mary's Church – 175 McGregor  
Town of Gypsum, Eagle County, Colorado

To Whom It May Concern:

This letter is provided as a summary of the requested variance for the proposed St. Mary's Church located at 175 McGregor within the Town of Gypsum, Eagle County, Colorado.

The requested variance pertains to a limited portion of the cupola and cross that extends above the 45 foot building height limit. The primary roof structure of the building complies with the Town's height requirements, with the midpoint between the eave and main ridgeline measuring 37'-6", which is below the allowable maximum.

The cupola is a secondary, non-habitable architectural element that sits above the main roof and does not define the primary ridgeline. It serves an important architectural and symbolic function by identifying the sacred sanctuary space below.

Due to the religious significance of the cupola, the church prefers to maintain an overall lower building mass while incorporating this element on the top. This religious significance is important to the Catholic Church.

Alternatively, if a cupola is not allowed through this variance, it is worth noting that the ridge of the upper building element would be allowed to be raised higher than the top of the cupola in question. The total building height, including the cupola as designed, is 50'-0", which remains lower than the height that could be achieved if the primary roof were designed to fully utilize the allowable midpoint height.

Conformance would require removal or reduction of the cupola, resulting in a taller primary roof and a less refined architectural expression. The proposed design instead maintains a lower overall roof mass while incorporating a smaller vertical element that reduces visual impact and is reflective of the Church's beliefs and religious expression.

Thank you for your consideration of this variance request.

Sincerely,  
Calvin Morey  
Eidos Architects