

## **Odom, Ann M**

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**From:** Jill Gaebler <jillgaebler@gmail.com>  
**Sent:** Wednesday, June 30, 2021 11:02 AM  
**To:** Odom, Ann M  
**Subject:** CPC CU 21-00078 and 00079

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Dear Ms. Odom,

I received a green card for the subject development proposal. I have read through the document and reviewed the plans and write today to voice my full support for this project.

If Colorado Springs hopes to become a world class city, then we must think differently about development and ensure that all neighborhoods contribute to solutions for affordable housing and density. Denser cities use less energy, less water, less gas, and create stronger and healthier communities. I hope more of our residents adopt similar changes to their homes as home prices continue to rise and more residents want to live closer to where they work and play.

My very best to you.

Jill Gaebler  
719-229-0028

## Odom, Ann M

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**From:** Michael Anderson <blueskyanderson@comcast.net>  
**Sent:** Wednesday, July 14, 2021 5:16 PM  
**To:** Odom, Ann M  
**Subject:** Comment regarding CPC CU21-00078 and CPC NV 21-00079

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Ms. Odom: 7.2.302 (2) provides that an accessory dwelling unit that is located inside of an existing residential dwelling unit, or attached by a shared common wall is an “integrated” unit. The proposed ADU is not located with an existing dwelling unit, but only has a common wall resulting from the required expansion of the footprint of the existing dwelling unit to have a shared common wall. Such an expansion is only being made (as explained in the last paragraph of the applicants project statement letter) that the proposed expansion of the footprint of the existing residence is to circumvent the intent of the City’s ADU ordinance.

Accordingly, the requested conditional use and nonuse variances should be denied because the proposed ADU does not meet the requirements of an integrated ADU in a R-1 zone.

Mike Anderson  
1516 N. Nevada Ave.  
Old North End Neighborhood

**Odom, Ann M**

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**From:** Dutch Schulz <dutch1969@msn.com>  
**Sent:** Wednesday, July 14, 2021 4:48 PM  
**To:** Odom, Ann M  
**Cc:** Kathy Anderson  
**Subject:** 1823 N Wahsatch

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Connecting a detached garage through the use of what can only be called a hallway does not comply with the intent of the ADU Ordinance and should be denied.

This plan converts the property to an R-2 zoning which is not allowed.



Dutch Schulz  
ONEN President  
dutch1969@msn.com  
1325 North Cascade Ave.  
Colorado Springs, CO 80903  
(719) 373-8962



## Odom, Ann M

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**From:** Russ Van Skike <lr.environment.wwtp@gmail.com>  
**Sent:** Monday, October 11, 2021 12:39 PM  
**To:** Odom, Ann M; Wysocki, Peter; opinion@gazette.com  
**Subject:** 1823 N. Wahsatch Conditional Use

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To the Colorado Springs Planning Department

October 11, 2021

In reference to the requested change to a Conditional ADU in the R1-6000 zone at 1823 N Wahsatch Avenue, I am against the request. I think it will create a traffic problem as well as a fire danger.

I think the additional need for parking due to a two family residence will create an on street parking problem. Most families now have at least two cars. With the additional vehicles, there will be few places to park other than on the street. At the corner of Wahsatch Ave. and Fontanero St. there is a right turn lane starting close to the subject lot. If more "no parking" signs are put up, the residents of 1823 N. Wahsatch will be forced to park in front of 1817 N Wahsatch, which is not fair to that residence. With added vehicles parking on the street there will be added confusion and safety at that intersection.

In addition to the traffic safety problem there is a big potential for a fire to spread to the neighboring houses. With the side yard setbacks being reduced the existing buildings will be very close to the new construction. If a fire breaks out in any of the three buildings there is a greater chance for the fire to spread to all the buildings, even if the new building has a fire wall, increasing the potential for loss of lives.

Therefore, I would request the Conditional ADU in the R1-6000 zone, reducing the front and side yard setbacks for 1823 N Wahsatch, be denied.

Russ Van Skike  
604 E Fontanero St  
719 360-7844