

Serrano, Ana G

From: Fawn Bell <fawnbell@gmail.com>
Sent: Tuesday, August 4, 2020 8:31 AM
To: Serrano, Ana G; Michael Anderson
Subject: 15 West. Del Norte

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Ms. Serrano, In a nutshell the objection to 15 W. Del Norte is that it REMOVES PROTECTION of the R1-9000 and R1-6000 zoning for all of the existing, committed neighbors in the Old North End. It is the "tail wagging the dog" scenario in which hundreds of residents risk losing their property values, protection from flooding and much needed open space in what has already become an increasingly urban neighborhood environment.

IF this project is approved how can the City deny any other owners the right to subdivide their lots and sell it for profit so that more houses can be built on small lots just over 3,000 feet in size? It would completely change the character of the neighborhood and make it less liveable and more subject to for-profit schemes. The commitments in money and hard work and to the neighborhood itself will be threatened once the City loses the right and the will to deny projects that require variances regarding insufficient square foot requirements. Can the City give us legal assurance that this will not happen? This test case seems to imply that the answer is, "no."

We residents are being put in the awkward and unpleasant position of having to fight a project that should have already been denied due to insufficient lot size. I can only assume that we all feel sorry for the new owners at 15 W. Del Norte who have had such loss in their lives, but it is the City's responsibility to enforce Code in order to protect citizens who are relying on the existing code to protect the status quo. These new owners must have been deceived in the purchase or simply ignorant or in denial of the non-existent potential for building on the lot in question. I realize that the City Council is currently enamored of "densification" however, this was not voted on by residents of the City and should not be forced onto residents of the Old North End.

I regret that the Review Board meeting yesterday was rather unpleasant. I hope that you will realize that it is not that we are unpleasant people or wish any harm to the new owners. It became heated because the City has put the local residents in a state of frustration that all of the City's protection seems to be directed at a project that requires eight variances rather than at the myriad neighbors that will be affected by the loss of protections on this and future building schemes. Once this precedent is set the current zoning designation and implied protections will become meaningless. Please consider your decision based on the cascading effect of an approval rather than on this one, isolated project. Your role as City Planner is to enforce code and to consider the protection of all residents, not simply the applicant.

Thank you,
Fawn Bell

Serrano, Ana G

From: Salvatore Bizzarro (R) <sbizzarro@coloradocollege.edu>
Sent: Tuesday, August 4, 2020 11:17 AM
To: Serrano, Ana G
Subject: 15 W. Del Norte

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Dear Ms. Serrano:

I would like to add my name to that of Fawn Bell in opposing the removal of protection for the R1-9000 and R1-6000 from our Old North End neighborhood. This protection is needed to prevent more B&Bs and other forms of increasing the population of this historic area of Colorado Springs. It seems to me that water and sewage are of great importance in population increases and we have not modernized either for our area. Please do not extent to others permission to build unchecked, and therefore convert the neighborhood into a multi dwelling units, as they already exist in parts of Wood Avenue and Cascade. That should be the limit.

Sincerely,

Salvatore Bizzarro, 1509 Culebra Place, Colorado Springs, COI 80907.