

## FIGURE 3

R. Thayer Tutt, Jr.  
8 Broadmoor Ave.  
Colorado Springs, CO 80906

December 16, 2014

Dear Mr. Schultz:

This letter is regarding the proposed request to the Land Use Review Division to vacate the right-of-way (ROW) for Mary J. Bryan Trustee, 19 Beech Avenue (cpc v 14-00125). This property consists of 0.1 acres and is zoned R.

Thank you for taking the time to discuss the request with me today. I am formally registering opposition to the vacation request of Mary J. Bryan Trustee. My residence is directly east of the Bryan property and our houses sit approximately 30 feet apart. I oppose this vacation for three reasons:

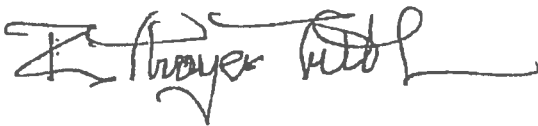
1. Vacation of the right-of-way sets a dangerous precedent for our neighborhood, since this property owner is vacating the ROW in an effort to enlarge the buildable lot beyond the current 20% maximum coverage. According to Charlie Patterson, Bryan's contractor, the home owners do not want to build in the ROW, rather they want to add a one to two story addition in their patio area. They cannot do this without adding more square footage. This effort violates both the intent of the 20% maximum coverage and the ROW. Approval of this vacation might encourage other homeowners to seek vacation of ROW.

2. Adding a large structure directly adjacent to our house (it is currently a six foot walled patio area) would be an imposing façade only 30 feet from our well used bay window. The view out our window would give the impression that we live in an alley. We would go from a six-foot wall to a one- to two-story wall.

3. I believe the expansion will hurt our property value. The close proximity of our two houses and the addition to the Bryan residence will clearly impact the use of the west side of our property.

Thank you for including this document as part of the vacation of ROW, file # cpc v 14.00125. I would appreciate notification of when this request will come before Planning Commission and City Council. Please, do not hesitate to contact me, if you need any clarification of my letter.

Regards,



R. Thayer Tutt, Jr.

## FIGURE 3

**Schultz, Michael**

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**From:** Carey Pelto <tacticalmd@comcast.net>  
**Sent:** Tuesday, March 10, 2015 9:25 PM  
**To:** Schultz, Michael  
**Subject:** Opposition to right of way vacation request- 19 Beech St.

Dear Mr. Schultz:

I am writing in opposition to the request by the Bryan family to vacate the right of way at 19 Beech St, COS, 80906.

I am the current resident of 35 First St, two houses away from the property in question. I have lived at my resident for 14 years.

I am opposed to this request by the Bryan family for two reasons:

First, while I fully recognize the desire to upgrade and renovate an older home, I think that the proposed construction would be a severe imposition on the Tutt residence. It would obstruct their second story view and create a high walled space between the two houses- no doubt decreasing their property value.

Second (and most important to the neighborhood), is that this request- if granted- would create a dangerous precedent for the existing homes in the neighborhood. Enlarging the buildable lot space beyond 20% of coverage could lead to a rash of demolition of older homes to create large new megamansions that would strain the limits of the lots in old Broadmoor. We, like many of our neighbors, have expended a great deal of time, effort, and finances into upgrades of our older homes within the limits of the original houses. This has, in a long Broadmoor tradition, contributed to the aesthetics and heritage of the neighborhood. Old Broadmoor, like the Old North End, has a distinct architectural flavor to the neighborhood. Much of that flavor is drawn from the hundred year old lot lines and houses. A permit to expand beyond those boundaries- either vertically or towards the street- could cause irreparable damage to the neighborhood.

Granting this request for a right of way vacation would, I fear, be the first small step towards a very large mistake.

Sincerely,

Carey Pelto MD  
President  
Colorado Urgent Care Associates, P.C.  
Cell: 719-659-7272  
Email: [tacticalmd@comcast.net](mailto:tacticalmd@comcast.net)  
Website: [www.urgentcarecuca.com](http://www.urgentcarecuca.com)

### FIGURE 3

December 23, 2014

Mike Schultz, AICP  
30 S. Nevada, Suite 105  
Colorado Springs, CO

Dear Mr. Schultz:

Re: File # CPC V 14-00125

The view from #1 Broadmoor depends on the open space of both  
1st Street and Broadmoor Ave.

The west end of Broadmoor Ave is more spacious than the east  
end. The openness depends on wide open streets.

In order to maintain the legacy of this beautiful neighborhood  
it is vital that the street boundaries remain wide and open! 100'

Sincerely,

*Wendell Lowry*  
Owner - Caretaker  
#1 Broadmoor Ave.  
Colorado Springs, CO

FIGURE 3



Dec 31

Dear Mr. Schultz,

I am Anwin Sather and live at 3 Lake Ave. My proper address is First & Lake. I would like to oppose both requests by 19 Beech Ave and 316 First Street to vacate the right of way. My family has lived in the house since the 1930's and

we have NEVER had such requests.

I appreciate your time and consideration on this matter. Please contact me if you have any further questions.

Sincerely,  
Anwin Sather

Dr. James R. Brooke  
20 Beech Avenue  
Colorado Springs, CO 80906

March 29, 2015

Dear Mr. Schultz:

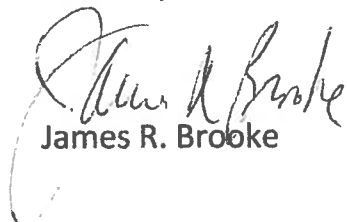
The purpose of this letter is to address the proposed request to the Land Use Review Division to vacate the ROW at 19 Beech Avenue (cpc v 14-00125). My residence is directly north of the property in question.

An approval of this request would set a negative precedent in our neighborhood relative to future requests of a similar nature. It would completely change the neighborhood environment, property values, and "look/feel" –all the special features our homeowners liked about the community when they originally purchased their properties in the First and Beech area. Many of these homes, including my own, have historical significance and were built prior to the Broadmoor Hotel. Additionally, the boundary lines and road ways surrounding our homes are unique to this community. Therefore, any adjustment to property lines in the neighborhood would result in substantial property value degradation.

It is important to note that 19 Beech is not occupied year-round. However, the rest of the neighborhood homes are primary residences occupied year round and would be directly and severely impacted from such a precedent-setting adjustment of vacated ROW.

Therefore, I register formal opposition to the proposed request, and ask that my letter be included as part of the ROW vacation request file. I would also request formal notification regarding the date this case will come before Planning Commission and City Council.

Sincerely



James R. Brooke