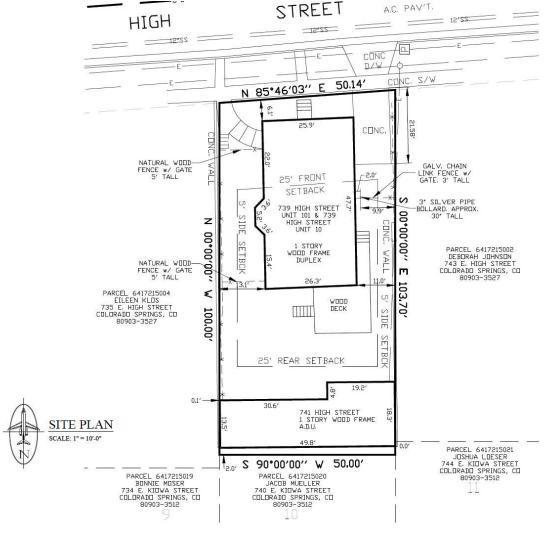
Response to public comments regarding "739 & 741 East High Street Use Variance":

Thank you for the opportunity to address this public comment! This is the first I have heard of this problem.

I have installed gutters on the back (south) side of the ADU cottage, 741 East High Street. I have properly placed downspouts directed into my yard to avoid any rainwater flow from my roof into her property and mitigate, what little I can, any rainwater problems she has.

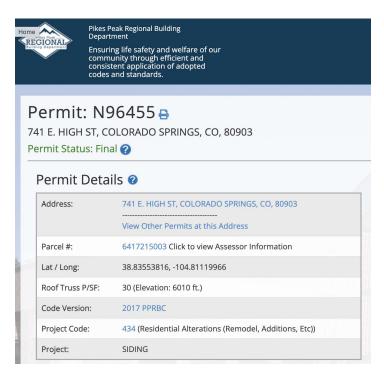
I am eager to be respectful of my neighbors' enjoyment of their property and help in ways I can reasonably be expected to. Notably, I hope that by properly diverting rain flow I can avoid undue intrusion of rainwater onto my neighbors' properties, particularly 734 East Kiowa Street, which shares the southwest corner of my plot.

Find below a portion of my site plan to help orient the above-described properties:



I will note two things in relation to this complaint.

One, the photos provided by Ms. Moser were taken during a siding replacement repair, which took place over a couple of days and was completed on 4/20/22, see PPRBD permit #N96455.



From: PPRBD Notifications < notifications@pprbd.org >

Date: April 20, 2022 at 10:25:50 AM MDT

To: renovators.jpm@gmail.com

Subject: N96455: B= Complete for RENOVATORS LLC



Permit #: N96455

Address: 741 E HIGH ST, COLORADO SPRINGS, CO 80903

Project: SIDING (434)
Contractor: RENOVATORS LLC
Inspection Type: Bld Final (B=)
Status: Complete (C)
Inspector: ADAML
Comment:

I attach photos of those completed repairs. The first pair of photos below were taken on 4/20/2022 to compare to hers, the second pair of photos.





Two, you can see in her photos that there is a natural elevation of my property due to the terrain, relative to her property and the property behind mine (to the south), 740 W Kiowa Street. As such there is general natural rainwater drainage toward her property. This natural downward flow of water is also toward the property to the east of hers (south of mine), where she notes rainwater runs before entering her yard. This ground elevation

difference between the plots undoubtedly dates from the original existence of these properties, for instance from 1910 in the case of my property and is a product of natural sloping of the terrain.

See in the photo below, the stair-step configuration of the plots' retaining walls and grounds, with mine being the highest, the southerly neighbor, 740 W Kiowa Street, being a little lower and her property (as well as the property north of hers – 735 East High Street) being the lowest.



I am very happy to install gutters with properly placed downspouts to avoid diverting rain into her property and mitigate, what little I can, her rainwater problem. However, there will be a natural flow of rainwater toward her property from her neighbors, including my property, due to these natural circumstances.

Lastly, I include below photos of the completed gutter work, installed 5/27/2022.

