

From: [Lobato, Elena](#)
To: [Alison Eubanks](#); [Bolinger, Ben](#); [Herington, Meggan](#); [James McMurray](#); [Jim Raughton](#); [John Almy](#); [Lobato, Elena](#); [Martin Rickett](#); [Natalie.c.wilson851@gmail.com](#); [Peter Wysocki](#); [Reggie Graham](#); [Rhonda McDonald](#); [Scott Hente](#)
Cc: [Thelen, Lonna](#)
Subject: FW: Public Hearing Comments, CPC AP 20-00096
Date: Tuesday, July 14, 2020 11:09:00 AM

Hello Commissioners,

Below is an additional comment regarding 506 Hawthorne Appeal, Item 6.C. on the agenda.

~ **Elena Lobato**
719-385-5608

Correction does much, but encouragement does more. ~Johann Wolfgang von Goethe

From: James Van Hoy <javh@aol.com>
Sent: Tuesday, July 14, 2020 9:55 AM
To: Thelen, Lonna <Lonna.Thelen@coloradosprings.gov>
Cc: James Van Hoy <javh@aol.com>
Subject: Public Hearing Comments, CPC AP 20-00096

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Lonna Thelen
City Planner

Re: CPC AP 20-00096

We live at 221 Alsace Way moving here in 2009. We would like to add the following comments on the 506 Hawthorne Place Appeal of Michael Lowery.

In 2011, the home at 508 Ridgewood was sold after extensive remodeling. This home is 2 lots away from us and the back of the lot and home are very close to 506 Hawthorne Place. Our understanding is that the foundation was in very bad shape due to settlement and movement. We saw the home gutted to the point one could see the inside studs and clear through the home. The foundation was extensively repaired with considerable reinforcement.

The appellant's point that homes in this area have not experienced issues due to soil movement is just not true. Our home, built in 1946, also has exhibited foundation movement resulting in damage to dry wall and settlement of the house and cracking of the foundation. Our neighbors have also experienced similar events resulting in significant drywall damage and even broken glass in door walls. Hawthorne Place street pavement, especially where it runs alongside the lot in question, is exhibiting subsidence that results in numerous cracks. One can compare this street surface to the adjacent portion of Hawthorne Place (running north/south) which does not exhibit signs of subsidence.

The city's recently compiled landslide map confirms that this area is susceptible to landslides. At 505 Hawthorne Place there is a thick flagstone retaining wall that is unstable. At 425 Valley Way, close to the intersection with Hawthorne Place, there is a failing concrete block retaining wall on the north side of the property.

Respectfully yours,
James and Marjorie Van Hoy