



Outlook

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**3121 Illinois Ave duplex variance request**

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**From** Susan Biz <biz4dellie@gmail.com>**Date** Mon 6/2/2025 1:34 PM**To** Schott, Kerri <Kerri.Schott@coloradosprings.gov>

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Dear Ms. Schott:

Regarding the above variance request, we respectfully request that the developer appeal be denied. We have property at 3016 Illinois, and we are there an hear reports from tenants about increasing traffic and speeding in the area. Having only a 5 foot setback on a corner property is quite a reduction in the minimum zoning regulations to which the rest of us adhere. Having a building that close to the street on a corner will cut visibility. It will create a dangerous intersection and pose a danger to other drivers as well as pedestrians. It will also damage the appearance and value of other properties in the area because having a building so close to the road creates an eyesore in an otherwise residential area where other dwellings are set back from the street.

Thank you,

Susan Nelson