

**From:** steve draper <ssdraper@me.com>  
**Sent:** Thursday, October 18, 2018 2:48 PM  
**To:** PlanningDev  
**Cc:** Thelen, Lonna  
**Subject:** 28 polo dircle

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Lonna :

A letter per your request.

I am disappointed in the process that has been happening at 28 Polo Drive - and originally - I was one of the very few - if not only - relatively neutral neighbor for the ( **original** ) proposed project ... as I understand it - the Planning Commission first allowed the variances requested by 28 Polo LLC but then was overturned by City Council because of near unanimous complaints by the nearby residents of 28 Polo Drive . The precedent that would be set now is obvious that the variances - if allowed - could create - essentially negative values - for many of the properties in the surrounding area ... In short - the proposed variances would allow now two structures - to look like large apartment dwellings ... and be an embarrassment and value decrease for the entire neighborhood .

The owner of 28 Polo LLC **originally** promised - two **smaller** dwellings to fit on an already small proposed replatted land area ... we now know that was totally and fully an untruth - with the recently built existing **large** structure which - by many - if not all - accounts - is “out of place” and does not fit in “style” whatsoever with existing houses in and near the area ... (and - when the building commenced - there is absolute evidence with vulgar language directed to me and others - that he was going to build the largest “ expletive “ houses possible) ( the owner also has/had total disregard for the safety of neighborhood children - speeding down our Polo Circle street many times during the building process - a street he did not need to travel on - and again with witnesses to such egregious actions ) ...

Regardless - and presumably not aware of the owners’ true intentions - the Planning Commission accepted the owners desire to build the smaller houses as what was originally intended to be built ... and thankfully - city council disagreed/overruled ...

Now - after the required year to resubmit the variance request - we are left with the obvious intention of a second - **large** - structure that as the first - will be out of place and without a doubt seem visually crowded on the small plots ... and again - a very bad precedent to be allowed ... haven’t even addressed the fact that **at least one very old and tall spruce tree** would have to be moved to make place for another driveway ... ( which should be reviewed by the forest division as it may be located in a 10 foot public right of way set back) ... frankly - I am the adjacent neighbor to 28 Polo to the west - with a large plot of land — and could “tear down” a section of my existing structure - to allow for a second house - going for a requested variance ... if you allow it for 28 Polo — why not 16 Polo ... I would stand to sell a second structure for a million

or more ... Why not ? Why not tear down the older mansion on Polo Drive with an enormous land plot - and put 10 - or 15 - or 20 houses similar to 28 Polo Drive ??

Because it simply the wrong thing to do - and precedents can be powerful abuses ...

28 Polo LLC is and has always been about money and the owner simply overestimated his rights to subdivide to his personal benefit and gain . . . from the very beginning the owner **should have asked** the neighbors what might fit on 28 Polo - and perhaps some give and take could have occurred ... 28 Polo rammed forward without regard to the neighbors expecting them, planning, and city council to rule in his favor . Neighbors and City Council have not - and Planning should not. The lot variances should not be allowed for reasons all included above .

Steve Draper  
16 Polo Circle  
Colorado Springs, CO 80906

October 29, 2018



Subject: 28 Polo Drive Colorado Springs, CO 80906 - Subdivision

To whom it may concern,

Jason Willis and Deborah Burk, owners of Diamond B Up To Grade, Inc., support the subdivision of 28 Polo Drive. For any questions or concerns, please contact Jason Willis at 719-499-3732.

Thank you,

Two handwritten signatures in blue ink. The first signature is "Jason Willis" and the second is "Deborah Burk".

Jason Willis and Deborah Burk

**From:** Joan O'Neal <joanoneal@icloud.com>  
**Sent:** Monday, October 29, 2018 9:15 PM  
**To:** Thelen, Lonna  
**Cc:** happyhuntavenue@yahoo.com  
**Subject:** 28 Polo Dr.

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Dear Lonna,

Both Chris and I support the subdivision of 28 Polo Dr. We believe it is the best use of the land and it will increase the property value of the neighborhood.

Thank you.

Joan O'Neal and Chris Herbster

15 Oak Ave., 80906

314-503-3046

Sent from my iPhone

**From:** Mfrost1100 <mfrost1100@aol.com>  
**Sent:** Tuesday, October 30, 2018 2:01 PM  
**To:** Thelen, Lonna  
**Subject:** 28 Polo Dr.

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The requested variances for 28 Polo Drive (AR PFP 18-00678, AR NV 18-00679, AR NV18-00680) are not applicable to residential properties zoned R-estate as **multiple single family houses are not permitted.** .

The Assessor's Public Records identifies **28 Polo as a single lot zoned R-estate.** The Project description lists 2 lots which is not accurate. There is no lot 1 and lot 2.

The subdivision complies with the directives set forth in Chapter 7 of the City Code and allows a variety of family housing options ranging from R estate lots with large low density, R-9000 medium low density, R-6000 small low density to R-2 single family or two family attached homes. Any modification to the current zoning to allow the construction of two single family units on a R-estate lot would drastically change the planned density of these neighborhoods. The economic advantages of splitting estate lots would present a very popular and lucrative use of R- estate properties. The entire foot print of these neighborhoods would change.

This request was previously submitted and denied by City Council. Any administrative action reversing that decision challenges the Council's authority of final approval/disapproval processes. This application should adhere to the Councils' decision and be disallowed at the Planning/Development level.

After the original request was denied, the developer proceeded to develop the property as originally intended.

A significant number of R-estate properties have been purchased within the same price range and have been successfully redeveloped by other builders without dividing the lots.

The developer was well aware of the R- estate zoning and the specific allowances within the zoning classification at the time of purchase. The property was previously legally developed and utilized without the need of variances. Therefore, **in addition to the restriction of one single family home on the subject property the requests for non use variances do not meet the required standards.**

A significant number of R-estate properties have been purchased within the same price range and have been successfully redeveloped by other builders without dividing the lots.

This request services the desires of one individual, ignores the Councils' decision, fails to protect established neighborhoods and property values and is in opposition to current governing residential zoning codes.

Marjorie Frost  
12 Elm Ave.

2. Major Amendments: The City Planning Commission may grant and approve changes to the location of preservation area boundaries shown on an approved concept plan, development plan, preliminary and final plat involving four (4) lots or more provided all of the following criteria can be satisfied:

a. The proposed revisions to the preservation area will not have adverse impacts upon surrounding properties nor be inconsistent with any plans adopted by the City.

b. The property exhibits extraordinary and exceptional physical development constraints and hazards which restrict a reasonable use of the property outside of the current preservation area designation and boundary.

c. The significant and unique natural features and aesthetic qualities of the property can be retained in their natural state, scenic or open condition without the need of the preservation area through demonstrated alternative site mitigation measures. Such site mitigation measures may include, but are not limited to:

(1) Alternative siting of structures which conserve the significant natural features and the aesthetic qualities of the site and enhance both on site and off site visual characteristics.

(2) Use of existing natural vegetation as well as supplementary native landscaping to the maximum possible extent to soften structural mass.

(3) Extensive reductions in all land disturbance activities on the property, especially in or near the site's sensitive and unique natural and aesthetic features.

(4) Designation of special development restrictions and techniques, i.e., building height, size, design, construction, etc., which can appropriately reduce and mitigate the impacts of the development.

A revised or amended concept plan, development plan or preliminary/final plat, whichever is applicable, shall be submitted to the City Planning Commission for consideration in accord with the requirements as specified by the zone of the property, by article 5, part 5 of this chapter, or by platting procedures listed in the Subdivision Code. If the property or lots are platted and recorded, a certified property survey showing the amended preservation area boundary must be submitted and recorded in accord with the Subdivision Code.

**From:** Kristin Olsen <olsenkb@comcast.net>  
**Sent:** Saturday, October 27, 2018 10:57 AM  
**To:** Thelen, Lonna  
**Cc:** Wysocki, Peter; Suthers, John  
**Subject:** 28 Polo Drive

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Please do not allow the subdivision of [28 Polo Drive, Colorado Springs CO 80906](#). The lot at [28 Polo Drive](#) does not meet the criteria for granting a zoning variance under City Code section 7.5.802.B. It does not have “extraordinary or exceptional physical conditions that do not generally exist in the nearby properties in the same zoning district.” It does not have an “extraordinary or exceptional physical condition of the property that will not allow a reasonable use of the property in its current zoning in the absence of relief.” And it does not meet the third criteria which says “that the granting of the variance will not have an adverse impact on surrounding properties.”

28 Polo Drive is similar to nearby lots. It does not have exceptional or extraordinary physical conditions necessitating subdivision. And it does not need to be subdivided for reasonable use. It has been used reasonably with one house on it since 1951. Subdividing the lot would have an adverse impact on surrounding properties by increasing density, changing the character of the neighborhood, and increasing the risk of water and land slide damage to the houses down the hill behind it.

Please protect our rights under the City Zoning Code and do not subdivide 28 Polo Drive.

Thank you,  
Kristin Olsen

Sent from my iPhone

**From:** Gary McLaughlin <gmsprings@aol.com>  
**Sent:** Friday, October 19, 2018 7:14 AM  
**To:** Thelen, Lonna  
**Subject:** 28 Polo Drive

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You can save the taxpayers of Colorado Springs some money and decline this petition at your level. Rather than let it go all the way to City Council. There will be a mass of people opposing this petition by Bruce. Knowing what we have both seen of Bruce he will continue this until Planning says "No, it was covered at City Council in 2017." We have additional people opposing this from last time.

1. He is asking for the same variances he asked for last time which City Council opposed.
  2. With the preservation area making up a good portion of the lot he is asking for he will be crowding the lot more.
  3. All the houses the lots on that side the street are over 20,000 sq. ft. Remember last time Bruce managed to over look that and only referenced the lots across the street ( mine) and the lots in the next block west.
  4. I appreciate the system, but we will oppose this every year he wants to file for this.
- We have a new neighbors since last time and they are appalled of this. They have made home investments because they like the neighborhood and don't want it degraded. You will see as last time, the neighborhood does not want this. Please respect our wishes.

Gerald McLaughlin  
27 Polo Drive  
Colorado Springs, Colorado  
80906  
Sent from my iPhone



**From:** james berwick <drberwick51@hotmail.com>  
**Sent:** Thursday, October 18, 2018 4:25 PM  
**To:** Thelen, Lonna  
**Subject:** 28 polo drive

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Dear. Ms.Thelen,

It is with disgust that I received and read the latest development proposal for 28 Polo. The city rejected this request in the last year. The developer in his large sense of ego built a house on the properties right leaving his proposed lot division undeveloped with the intent to by persistence defeat the will of the citizens and get an exception to allow him to build his project as planned. This request should be summarily denied as no circumstances have changed. If the planning board as so little respect for the will of the people we should vote out your bosses and fire all the people working in your department. I suspect you are having to meet statutory requirements for a request but this is a waste of resources and money. I will have to be out of town but will also express my displeasure to John Sutters. Dr. James Berwick

Sent from [Mail](#) for Windows 10

**From:** Didi Dieterich <dvd Dieterich@hotmail.com>  
**Sent:** Wednesday, October 17, 2018 9:09 AM  
**To:** Thelen, Lonna  
**Subject:** 28 Polo Drive

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Hi Lonna;

We live at 21 Polo Circle and are **VERY MUCH OPPOSED** to the variance request for 28 Polo Drive. The neighborhood came together to argue against this variance request last year so I'm no sure why we are subjected to this procedure again.

Thank you,

Didi Dieterich Assoc. AIA  
Residential Design  
P.O. Box 60323  
Colorado Springs, CO 80960  
p: 719.359.6727  
[dvd Dieterich@hotmail.com](mailto:dvd Dieterich@hotmail.com)

**From:** Lisa Sacco <info@lisasacco.com>  
**Sent:** Monday, October 29, 2018 11:05 AM  
**To:** Thelen, Lonna  
**Subject:** 28 Polo Drive - Non-Use Variance, Broadmoor Resident Concerns

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Dear Ms. Thelen:

I am writing to express my concern over the re-application of the previously defeated proposal for two nonuse variances that will allow the developer, 28 Polo LLC, to create two smaller lots within the Broadmoor community. The newly proposed lots do not meet the minimum dimensional requirements of the neighborhood and prioritize the financial gain of a single developer over the concerns of hundreds of committed, residents and community members.

In August 2017, more than one hundred Broadmoor households, who are directly affected by this proposal, signed a petition to oppose the re-zoning of 28 Polo Drive. The re-zoning of 28 Polo Drive will set a precedent that will begin to erode the unique character, environment and historic identity of the Broadmoor neighborhood. Across the country, historic neighborhoods, like the Broadmoor, with unique architecture framed by mature landscapes are increasingly rare, impossible to replicate - and should be protected for their cultural, historic and environmental value. In 2017, the Colorado Springs City Council members voted to support the concerns of Broadmoor homeowners and to protect the wider Broadmoor community from the short term financial gain of a single petitioner.

Colorado Springs is experiencing fast-paced development - so it is critical that we protect our remaining historic neighborhoods and environmental assets from incremental and unnecessary development which prioritizes the short term gains of developers over the future of the wider Colorado Springs community.

A repeat of this process one year later is onerous - but the Broadmoor community opposes re-zoning and remains determined to protect the character, identity, environmental beauty and cultural legacy of our historic neighborhood for the future citizens of Colorado Springs.

One additional area of concern: the attached notice (mailed October 11th) from the Planning and Development Land Use Review Division did not list the location, date or time of the community meeting and many concerned community members, myself included, were not able to attend the meeting to express their concerns in person.

Sincerely,

Lisa Sacco

**From:** Korte <kellykorte66@hotmail.com>  
**Sent:** Monday, October 29, 2018 8:39 PM  
**To:** Thelen, Lonna; Suthers, John; Avila, Yolanda; Bennett, Merv; Gaebler, Jill; Geislinger, David; Knight, Don; Murray, Bill; Pico, Andy; Strand, Tom  
**Cc:** Juliana Z  
**Subject:** 28 Polo Drive: Repeated Request for Variance - Concerned Broadmoor Neighbors

Dear Ms. Thelen:

I am writing to express my concern via the re-application of a previously defeated proposal for two no-nuse variances that will allow the developer of 28 Polo LLC, to create two smaller lots within the Broadmoor community. The newly proposed lots do not meet the minimum dimensional requirements of the neighborhood and prioritize the financial gain of a single developer over the concerns of hundreds of committed, residents and community members which is unacceptable.

In August 2017, more than one hundred Broadmoor households, who are directly affected by this proposal, signed a petition to oppose the re-zoning of 28 Polo Drive. The re-zoning of 28 Polo Drive will set a precedent that will begin to erode the unique character, environment and historic identity of the Broadmoor neighborhood. Across the country, historic neighborhoods, like the Broadmoor, with unique architecture framed by mature landscapes are increasingly rare, impossible to replicate - and should be protected for their cultural, historic and environmental value. In 2017, the Colorado Springs City Council members voted to support the concerns of Broadmoor homeowners and to protect the wider Broadmoor community from the short term financial gain of a single petitioner.

Colorado Springs is experiencing fast-paced development all across the city, so it is critical that we protect our remaining historic neighborhoods and environmental assets from incremental and unnecessary development which prioritizes the short term gains of developers over the future of the wider Colorado Springs community.

A repeat of this process one year later is troubling and erroneous, but the Broadmoor community strongly opposes re-zoning and remains determined to protect the character, identity, environmental beauty and cultural legacy of our historic neighborhood for the future citizens of Colorado Springs.

Sincerely,  
Kelly Korte

**PAUL E. O'BRIEN**  
**26 Polo Drive**  
**Colorado Springs, CO 80906**

October 26, 2018

Ms. Lonna Thelen, AICP, LEED AP BC&C  
Principal Planner  
City of Colorado Springs  
30 S. Nevada Ave., Suite 155  
Colorado Springs, CO 80901  
Via E-mail: [lthelen@springsgove.com](mailto:lthelen@springsgove.com)

**SUBJ: 28 Polo Drive, Colorado Springs, CO 80906**

Dear Ms. Thelen,

I am writing regarding 28 Polo Drive, Colorado Springs, CO 80906 and 28 Polo LLC's, (Bruce FallHowe) request for two 'Nonuse Variance Applications.' I would strongly urge you to deny the applications on the following criteria,

**Exceptional or Extraordinary Conditions:**

There are no 'exceptional or extraordinary' conditions that exist that would make the nonuse variance for lot size a requirement for use.

- 1) Examples cited in the proposal of lot size that do not meet the 20,000 square foot Zone R requirement on Polo Drive and Polo Circle have all been Grandfathered in before the historic Broadmoor neighborhood was annexed into the city in 1980.
- 2) No developments of this nature have occurred in the neighborhood, in fact the opposite trend has been practiced, purchasing two lots and building one house.
- 3) Providing the variance based on site shape not being a rectangle seems to be a dangerous practice especially since the lot had been plotted well before 28 Polo LLC purchased the property with the intent to subdivide.
- 4) Providing the variance based on the topography is also flawed logic as it is not an extraordinary or exceptional condition. They are conditions that have existed since the lot was plotted and occupied by one single family home for 67 years as intended by the original developer in 1951.

**No Reasonable Use of Property:**

If the variances are not granted the property would continue to have the same reasonable use that it has for over 67 years, as a single-family home on one lot. It is unreasonable to say that, if the variances are denied, "the property owner would not be able to use their property with the same reasonable use as surrounding properties." As the city staff suggested as justification in their recommendation in this exact same proposal submitted in 2017. In addition, if the variance

is granted, it will pave the way for more scrapping of larger houses and subdividing lots in one of Colorado Spring's historic neighborhoods.

**No Adverse Impact to Surrounding Property:**

This development would directly adversely impact the welfare of the surrounding properties in the following ways.

1) If this subdivision and the development were to be allowed to move forward it would set a dangerous precedent that could very well destroy the integrity of the neighborhood. There are several large homes that have been for sale for a considerable amount of time, that could easily be purchased, scrapped and subdivided. Including one prime example at 44 Polo Drive.

2) Property values in the neighborhood would be lowered. It is a standard principle in real estate that one larger house in a neighborhood is more valuable than two small houses. Two sources offered to prove this point include, Brian L. A. Wess,CRS, GRI, ABR, ASR, CSR, SFR, e-PRO, Realtor®®, Broker Associate Metro Brokers, Colorado Springs, CO “Speaking for the Colorado Springs/Pikes Peak Region, the short answer is most likely the value of the larger property...if it is substantially larger...may be affected by being located in a neighborhood of substantially smaller properties.” And Alan Stragne Agent, Westminster, CO “The adage in real estate is location, location, location. This loosely translates to the surroundings do affect a houses values. It would be an exception to the rule to find a house that is not negatively affected by smaller houses in the neighborhood.”

3) The proposal sites examples of lots that are all under 20,000sqft on Polo Drive and Polo Circle which are all one-story ranch houses, not two-story houses as proposed. (One exception is a ranch with a one room second floor addition.) The 28 Polo house recently constructed does not resemble any of these examples in the least bit. Again, this is an example of an adverse impact, (welfare) of the neighborhood and surrounding properties.

**The Nonuse Variance for Lot Width:**

The proposed development does not meet the 100-foot width requirement for lot size on both proposed lots which is a significant adjustment on potentially two lots. In addition, the lots on the same side of the street, that are used as comparisons by the applicant, are all set back off the required front setback. The variance request would require the new structures to be built on the front set back which is out of character with the previous house on the lot, as well as all the houses to the east of 28 Polo on Polo Drive.

Again, I strongly urge you to deny the request for a nonuse variance because the criteria have not been met on all three fronts, Exceptional or Extraordinary Conditions - NOT MET, No Reasonable Use of Property – NOT MET and No Adverse Impact to the Surrounding Property – NOT MET.

Sincerely,



Paul O'Brien

**From:** Gunnar Heuberger <gunnar1106@hmtrs.com>  
**Sent:** Tuesday, October 30, 2018 5:03 PM  
**To:** Thelen, Lonna  
**Subject:** 28 Polo Drive File #'s AR PFP 18-00678 AR NV 18-00679 AR NV 18-00680

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To Who It May Concern,

Our Names are Gunnar and Sherri Heuberger. We live at 8 Polo Drive just 2 houses east of 28 Polo Drive. The houses are not sequentially numbered so it looks like we are not close to this lot. We formally object to approving the variance's applied for. I will list out our objections.

AR PFP 18-00678  
AR NV 18-00679  
AR NV 18-00680

After looking at the request I have the following comments. The lot size is smaller than existing and surrounding properties. Like I stated the addresses are not in order. The applicant has chosen properties to suit his application making it look like the subdivision of this property is within the normal of the neighborhood. This is not so. The immediate and surrounding properties are larger than his representation. Look at the four properties before and after the proposed location. Also look at the 8 properties across the street from the proposed location. All larger in square footage before the subdivision of this lot. All are considerably larger lending itself to estate type properties. The subdivision does not account for the Proposed lot 2 being 1/3 to 1/2 half step hill side slope. Unbuildable property. It sits the already under required lot size in 1/3 to 1/2 smaller is size. It also puts the building envelope to put the house at the minimum set back requirement on that line next to the Newly constructed house that is also instructed and the set back line. In other words right next to each other. This is not in character to the neighborhood. The Broadmoor Flats as it is called is an old Broadmoor neighborhood. This is an estate neighborhood. You have the duty to protect the integrity of it. Also you will create a precedence by approving this subdivision. Leading the way for other lots to be subdivided and have houses on top of each other. Please turn this down.

Respectfully,  
Gunnar Heuberger



**From:** Linda McLaughlin <pololinda719@gmail.com>  
**Sent:** Monday, October 29, 2018 1:00 PM  
**To:** Thelen, Lonna  
**Subject:** 28 Polo Drive

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**From:** Linda S. McLaughlin [Jeslingar@aol.com](mailto:Jeslingar@aol.com)

**Date:** October 29, 2018

**To:** Lonna Thelen @Planning and Development

**Subject:** 28 Polo Drive

I am writing in -regards to the re-application of the previously defeated proposal for two nonuse variances that will allow the developer, 28 Polo LLC to divide the existing lot into two smaller lots. Our Broadmoor community strongly opposes this proposal!

Can the policy of one house on one lot play a major role in the atmosphere of people living together in harmony and contentment? I believe that it does! Coloradoans' select which part of this great city that they want to live in based on their heart felt desires of what creates a "home". This decision- making process brings together like minded people who live together in harmony and contentment.

Coloradoans' who choose to live in our Broadmoor neighborhood do so for a reason.: Our area has many desirable traits that are being lost. This Broadmoor neighborhood that we are appealing to you to preserve is one that provides great beauty in an old-fashioned way. It is a well- preserved era from our past. It speaks of the lasts generations efforts to establish roots and build a people serving community. The large lots support beautiful mature trees that provide an array of spectacular color in the fall, shade from the sun by day, and shadows of interest in the evening. These large lots allow the residents to grow vegetable gardens, fruit trees, and an arbor of grape vines, if so desired. These efforts translate into building-strong -relationships due to neighbors sharing their home grown produce with their backyard neighbors or baking homemade pies to share, made from the harvest of their favorite fruit tree. Jellies and jams are made and given away as Christmas gifts. These large lots contribute to creating personal friendships and creating healthy community environment. In large, these large lots which still exist in our Broadmoor neighborhood, exhibits a pinnacle of God's creation. Both young and old, married and single, Republican and Democrat reside together in harmony, demonstrating respect for each other and their differences. We are a life-giving community!

This established neighborhood with its beautiful surroundings is to be valued and protected from developers who have no appreciation for this quality of life. We are not against progress in our city. The issue here is to preserve our standard of living. There are many great areas throughout Colorado Springs for this intruding developer to build his tall skinny shelter on a postage stamp lot that will reward a generous profit for his efforts, and not detract from the neighborhood. We are not opposed to our city growing or builder's building. We are opposed to setting a "precedent" of buying our large lots with the

intent of dividing the lot to build two or more residential dwellings. This division will soon eradicate the options and versatility of life style that our city has to offer its citizens.

This established community stands together as one, pleading for your support, as our representatives to put a stop to setting this “precedent” of buying properties for the purpose of dividing the lots in order to build two or more residential dwellings in place of the one, thus ruining the personality of this unique and quaint established community. You possess the ability and power to heal this disruption of our neighborhood that has been brought about by the desire of one developer who does not hold to our values or love for this community. Nor does he care about the impact that he is having on our lives and peace of mind.

There have been many developers, over the last twenty years who have bought properties in this area and contributed to the beauty and over all well- being of this neighborhood, for instance, McGrath Construction. McGrath’s creativity has greatly contributed to the aesthetics of our community. He is in-tune with the heart- beat of this district. There are many other builders as well who have brought positive changes that were welcomed and appreciated by this community. Bruce does not show any interest in this neighborhood. He is here for his own self-interest! He is heartless toward this community. He shows no desire to compromise or please...instead he seems to enjoy the upheaval and chaos that his actions are bring to our community. Thank you for your time and consideration.

Sincerely,

Linda S. McLaughlin

27 Polo Drive

**From:** Stephen Leisenring <stephen.leisenring@icloud.com>  
**Sent:** Wednesday, October 31, 2018 1:31 PM  
**To:** Skorman, Richard; Thelen, Lonna; Suthers, John  
**Subject:** 28 Polo Drive

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I am writing to express my opposition to the re-application of the previously defeated proposal for two nonuse variances that will allow the developer, 28 Polo LLC, to create two smaller lots within the Broadmoor community. Again, the proposed lots do not meet the minimum dimensional requirements of the neighborhood and prioritize the financial gain of a single developer over the concerns of hundreds of committed, residents and community members. In August 2017, I was one of more than one hundred Broadmoor households, who were directly affected by this proposal and signed a petition to oppose the re-zoning of 28 Polo Drive. The re-zoning of 28 Polo Drive will set a precedent that will begin to erode the unique character, environment and historic identity of the Broadmoor neighborhood. Across the country, historic neighborhoods, like the Broadmoor, with unique architecture framed by mature landscapes are increasingly rare, impossible to replicate - and should be protected for their cultural, historic and environmental value. In 2017, the Colorado Springs City Council members voted to support the concerns of Broadmoor homeowners and to protect the wider Broadmoor community from the short term Benefit of a developer who will not live in this community. A repeat of this process one year later is problematic, especially without similar notification. It is disingenuous and shows the desire to achieve these variances through any means. The Broadmoor community opposes re-zoning and remains determined to protect the character, identity, environmental beauty and cultural legacy of our historic neighborhood for the future citizens of Colorado Springs." Your support of this variance will result in my opposition to your continued service in your elected position.

Thank you,

Stephen Leisenring  
5, 7th Street  
Colorado Springs, CO

Sent from my iPhone

**From:** Patricia Radcliffe <pcradcliffe@icloud.com>  
**Sent:** Sunday, October 28, 2018 8:22 PM  
**To:** Thelen, Lonna  
**Subject:** 28 Polo Drive

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I am still very much opposed to the variances to divide the property at 28 Polo Drive into two single-family lots. The file numbers associated with it are AR PFP 18-00678, AR NV 18-00679 and AR NV 18-00680.

This would set a bad precedent in a beautiful neighborhood where homes were purchased to have a spacious, uncluttered appearance and sense of privacy.

Patricia Radcliffe  
26 Elm Ave.  
COS - 80906

**From:** Renee Fallhowe <renee.fallhowe@gmail.com>  
**Sent:** Friday, October 26, 2018 6:49 PM  
**To:** Thelen, Lonna  
**Subject:** 28 Polo Drive

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Lonna,

I want to voice my support for the subdivision of 28 Polo Drive. The objective criteria were met last year and the project was overturned on subjective basis. The improvements to the property thus far have been a tremendous improvement to the neighborhood.

Sincerely,

C R FallHowe, MD

**From:** Michael Waller <MWALLERCS@msn.com>  
**Sent:** Thursday, November 01, 2018 2:07 PM  
**To:** Thelen, Lonna  
**Subject:** 28 Polo Drive

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Dear Lonna,

I am writing to express my concern over the re-application of the previously defeated proposal for two nonuse variances that will allow the developer, 28 Polo LLC, to create two smaller lots within the Broadmoor community. The newly proposed lots do not meet the minimum dimensional requirements of the neighborhood and prioritize the financial gain of a single developer over the concerns of hundreds of committed, residents and community members.

In August 2017, more than one hundred Broadmoor households, who are directly affected by this proposal, signed a petition to oppose the re-zoning of 28 Polo Drive. The re-zoning of 28 Polo Drive will set a precedent that will begin to erode the unique character, environment and historic identity of the Broadmoor neighborhood. Across the country, historic neighborhoods, like the Broadmoor, with unique architecture framed by mature landscapes are increasingly rare, impossible to replicate - and should be protected for their cultural, historic and environmental value. In 2017, the Colorado Springs City Council members voted to support the concerns of Broadmoor homeowners and to protect the wider Broadmoor community from the short term financial gain of a single petitioner.

Colorado Springs is experiencing fast-paced development - so it is critical that we protect our remaining historic neighborhoods and environmental assets from incremental and unnecessary development which prioritizes the short term gains of developers over the future of the wider Colorado Springs community.

A repeat of this process one year later is onerous - but the Broadmoor community opposes re-zoning and remains determined to protect the character, identity, environmental beauty and cultural legacy of our historic neighborhood for the future citizens of Colorado Springs."

Thanks,

Michael Waller

1 Gentry Ln, 80906

**From:** Joan Sawyer <joanksawyer@yahoo.com>  
**Sent:** Monday, October 29, 2018 8:44 AM  
**To:** Thelen, Lonna  
**Subject:** 28 Polo Drive

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Hello Lonna,

I am writing to oppose the proposed subdivision of the lot at 28 Polo Drive 80906.

I note that our home, 24 Polo Circle, is omitted from the list of Neighborhood Surrounding Properties. According to the County Assessor's website, our lot size is 1.14 acres (49,658 sq ft). This is significantly larger than the lot sizes selected for the list. Additionally, the percentage of footprint is significantly less. The house is two story and, according to the County Assessor's Office, has a total living space of 3434 sq ft. Since the house is two-story, the actual footprint size is less than that, even when adding the 2-car garage square footage.

Please let me know if you have any questions.

Thank you,

Joan Sawyer

**From:** Mellott, Ann <Ann.Mellott@uchealth.org>  
**Sent:** Sunday, October 28, 2018 10:33 PM  
**To:** Thelen, Lonna  
**Subject:** AR PFP 18-00678, AR NV 18-00679, Ar NV 18-00680

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HI

As had been stated in the past would be against variance change to allow two single family lots in a single property , 28 Polo Drive. Rear lot size is significantly smaller then is required. Changes would effect the neighborhood appearance.

Thank you for consideration  
Ann Mellott



**From:** Mathieu, Miles <miles.mathieu@airforceathletics.org>  
**Sent:** Tuesday, October 30, 2018 1:49 PM  
**To:** Thelen, Lonna  
**Cc:** Audrey Mathieu  
**Subject:** Comments - 28 Polo Dr. Development Proposal

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City of Colorado Springs  
Planning and Development Department  
Land Use Review Division  
Attn: Lonna Thelen  
Re: Development Proposal, 28 Polo Dr.

We, the “undersigned,” are against the grant of nonuse variances so that one lot at 28 Polo Dr. would be split into two lots. While we are certainly not qualified as city planners, the June 5, 2017 document from the City of Colorado Springs Planning Department Record-of-Decision for a Non-Use Variance included with the owner’s most recent application dated August 23, 2018 reached, in our opinion, two incorrect conclusions as to whether or not the city code criteria is met to grant a non-use variance.

First, the conclusion justifying 7.5.802 (B.1) that splitting the lot alleviated the “exceptional or extraordinary conditions” caused by the “pie shape” of the previous, single lot and made for two more rectangular-shaped lot is specious at best. Splitting does little if anything to the general shape of the “new” lots, and certainly doesn’t miraculously make them as rectangular as the lots to the east and southeast. Additionally, splitting the lot would do nothing to address the existent steep slopes which served as the other justification for meeting the “exceptional or extraordinary conditions” criteria. Splitting the lots, in fact, create two new previously non-existent and arguably now exceptional or extraordinary issues that require additional variances—that of inadequate rear lot width(s).

Second, stating that there is “no reasonable use of property” as contained in 7.5.802 (B.2) to justify splitting the lot is also, in our opinion, a stretch. For decades a single family house stood on that lot. While the home fell into disrepair over the last few years, the dilapidated condition of the property was not the result of an irregularly-shaped lot, nor would such a condition have been improved by splitting the lot. Furthermore, the new owner of the lot could most certainly enjoy the same use of their property by placing a single family home on ONE lot in the same manner as the owners of the surrounding lots.

I appreciate the opportunity to make comments on this proposal, and we greatly appreciate all that you and your department does to make Colorado Springs such a wonderful community!

All our best,  
Miles Mathieu, 719-640-2987  
Audrey Mathieu, 701-340-8006  
15 Polo Pony Dr.

October 26, 2018

Ms. Lonna Thelen, AICP, LEED AP BC&C  
Principal Planner  
City of Colorado Springs  
30 S. Nevada Ave., Suite 155  
Colorado Springs, CO 80901

Dear Lonna,

I am writing to ask you to deny 28 Polo LLC's request for a multiple variances in order to subdivide one lot to make two. The applicant submitted the exact same proposal and was denied in 2017. The applicant has never demonstrated his desire to work with the community or to enhance it. Since his last attempt to subdivide the lots, he has done nothing to alter his plans or proposal or attempt to work with the neighborhood. In fact, he shows bold disregard and disrespect for his neighbors and the City.

There are **NO** exceptional or extraordinary conditions that exist that would facilitate the justification of granting the variances. The lot size and shape do not meet the standard laid out in city code. He is asking for a variances as a developer who fully understood what was permissible on that lot. In addition, the lot has functioned appropriately for years as a single-family home on one lot.

There is a well proven, longstanding use for the property that has not changed and will not change if the subdivision is denied. It can and should continue to be a single-family home on one lot. There is Reasonable Use of the Property that just cannot be denied.

Whether Mr. FallHowe wants to admit it or not there will be and already has been an adverse impact to the surrounding properties. The house that he recently constructed is uncharacteristically close to the eastern property line and is set closer to the street than many houses on comparable lots. If his second request for variances are granted, the City will set a dangerous precedent for subdividing lots and demolishing some of Colorado Springs most historic homes.

Unfortunately, this is an example of a developer taking advantage of a neighborhood that does not have covenants. I would urge you to deny the application and send a message to the community, that the City Planning Department will protect a neighborhood and its city's citizens from a developer that is willing to take advantage of it strictly for financial gain.

Sincerely,

**From:** gretchen@dominionpm.com  
**Sent:** Tuesday, October 23, 2018 12:00 PM  
**To:** Thelen, Lonna  
**Subject:** Fallhowe

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Lorna,

Bruce Fallhowe stopped by Sunday to ask if I would support his land split. I do support the split if all regulations, requirements etc. are met and the second house is different from the first to maintain the feel of the area. Don't really want to get involved in this too much.

*Gretchen Kolbezen*

***Dominion Property Management***  
511 N. Tejon Ste 100  
Colorado Springs, CO 80903  
719-235-5255

**From:** Jennifer Farnsworth <jennifer@farnsworthcpa.com>  
**Sent:** Wednesday, October 31, 2018 11:18 AM  
**To:** Thelen, Lonna; Skorman, Richard; Suthers, John  
**Subject:** In opposition to variance proposal for 28 Polo Drive

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

I am writing to express my concern over the re-application of the previously defeated proposal for two nonuse variances that will allow the developer, 28 Polo LLC, to create two smaller lots within the Broadmoor community. The newly proposed lots do not meet the minimum dimensional requirements of the neighborhood and prioritize the financial gain of a single developer over the concerns of hundreds of committed, residents and community members.  
??

In August 2017, more than one hundred Broadmoor households, who are directly affected by this proposal, signed a petition to oppose the re-zoning of 28 Polo Drive. The re-zoning of 28 Polo Drive will set a precedent that will begin to erode the unique character, environment and historic identity of the Broadmoor neighborhood. Across the country, historic neighborhoods, like the Broadmoor, with unique architecture framed by mature landscapes are increasingly rare, impossible to replicate - and should be protected for their cultural, historic and environmental value. In 2017, the Colorado Springs City Council members voted to support the concerns of Broadmoor homeowners and to protect the wider Broadmoor community from the short term financial gain of a single petitioner.  
??

Colorado Springs is experiencing fast-paced development - so it is critical that we protect our remaining historic neighborhoods and environmental assets from incremental and unnecessary development which prioritizes the short term gains of developers over the future of the wider Colorado Springs community.  
??

A repeat of this process one year later is onerous - but the Broadmoor community opposes re-zoning and remains determined to protect the character, identity, environmental beauty and cultural legacy of our historic neighborhood for the future citizens of Colorado Springs.  
??

A very concerned Broadmoor neighbor at 1 Gentry Lane.

??  
Jennifer E. Farnsworth, CPA, CGMA  
Farnsworth & Associates, PC  
Main Line:?? 719.266-6454  
Facsimile:?? 719.532.1553  
Email: ??[jennifer@farnsworthcpa.com](mailto:jennifer@farnsworthcpa.com)  
??

**Physical Address:**  
511 North Tejon Street, Suite 220  
Colorado Springs, CO?? 80903  
??

Mailing Address:??

4164 Austin Bluffs Parkway, Box 216

Colorado Springs, CO?? 80918

??

Our offices will be closed on Fridays during the off-season (April 15 ??? January 31).??

??

To send our firm a document through ShareFile, please [Click here](#).

??

PRIVILEGED AND CONFIDENTIALITY NOTICE:?? This communication and any accompanying documents are confidential and privileged.?? They are intended for the sole use of the addressee.?? If you receive this transmission in error, you are advised that any disclosure, copying, distribution or the taking of any action in reliance upon this communication is strictly prohibited.?? Moreover, any such disclosure shall not compromise or waive the attorney-client, accountant-client or other privileges as to this communication or otherwise.?? If you have received this communication in error, please contact me at the above email address.?? Thank you!

??

DISCLAIMER:?? Any accounting, business or tax advice contained in this communication, including attachments and enclosures, is not intended as a thorough, in-depth analysis of specific issues, nor a substitute for a formal opinion, nor is it sufficient to avoid tax-related penalties.?? If desired, Farnsworth & Associates would be pleased to perform the requisite research and provide you with a detailed written analysis.?? Such an engagement may be the subject of a separate engagement letter that would define the scope and limits of the desired consultation.??

??

**From:** jimdoherty <jim.doherty01@comcast.net>  
**Sent:** Tuesday, October 30, 2018 12:07 AM  
**To:** Lisa Sacco; Thelen, Lonna; jim.doherty01@comcast.net  
**Subject:** J Doherty Reply : 28 Polo Drive - Non-Use Variance, Broadmoor Resident Concerns

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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I echo Lisa nice summary below. In the previous appeal I wrote a couple of emails objecting to the original re-zoning attempt of the out of compliance lot.

Unfortunately I was unable to attend the local community meeting last week (if I had attended, I would have asked for floor time to state my concerns below):

I am a engineer + I hold a current Mass construction supervisor license, so here is an neighbor/independent licensed contractor observations:

1. **I don't understand how a new house got built on a lot and then to allow a re-zoning appeal to be re-resurrected sound crazy especially after the neighborhood signed a petition to oppose the re-zoning of 28 Polo Drive.** I had assume that this new house on that lot would be in compliance just like the house that got demolished ??? With that assumption then the ???2nd sub-divided lot??? would not meet minimum lot size or the rear minimum dimension (Just do the math with the the 2nd lot size/dimensions).
  - o However, I imagined a further re-zoning attempt was pending when to my shock I saw that the existing house being quickly demolished at the same time as original re-zoning appeal/rejection and immediately new house constructed south-to-north sideways orientation on the lot in line with this current re-zoning attempt to put 2nd house on 2nd out of conformance lot.
2. **New England/Mass New house permit Process: BEFORE a existing house demolition and foundation excavation could be started, the town code planner/code enforcement officer ALWAYS required a lot to be registered with local deeds office showing lot size/dimensions and a APPROVED building permit with home foundation/plot plan drawn up showing lot size with front/rear/side set backs in compliance with local town zoning requirements. If an out of compliance was discovered then a planning code variance would be submitted/ruled on by the town planning board (usually in the 2 towns where I had homes not granted except in a proven hardship case).**
  - o In certain cases of out of compliance built home additions for example built where zoning regulations were deliberately skirted/no planning permit was obtained could result in new building demolished (Also the registered contractor

could have their license suspended/revoked if guilty of involvement) ??? I not sure if home builders are required to be licensed contractors in COS?

3. Because of #1 and #2 above, **I am totally puzzled as to why this new house building permit was approved in the first place and a new house allowed to be build with open/rejected re-zoning on 28 Polo Drive lot ??**

From the above I am totally opposed to re-zoning 28 Polo Drive lot, especially after a new house is already built on the lot. **In my opinion IT???'S WAY TOO LATE NOW TO CONSIDER LOT RE-ZONING, RE-ZONING SHOULD HAVE BEEN RE-APPEALED/SETTLED ONCE AND FOR ALL WELL BEFORE ANY NEW HOUSE CONSTRUCTION WAS STARTED.**

Sincerely  
Jim Doherty 10 Polo Pony Drive

**From:** [Lisa Sacco](#)  
**Sent:** Monday, October 29, 2018 11:04 AM  
**To:** [lthelen@springsgov.com](mailto:lthelen@springsgov.com)  
**Subject:** 28 Polo Drive - Non-Use Variance, Broadmoor Resident Concerns

Dear Ms. Thelen:

I am writing to express my concern over the re-application of the previously defeated proposal for two nonuse variances that will allow the developer, 28 Polo LLC, to create two smaller lots within the Broadmoor community. The newly proposed lots do not meet the minimum dimensional requirements of the neighborhood and prioritize the financial gain of a single developer over the concerns of hundreds of committed, residents and community members.

In August 2017, more than one hundred Broadmoor households, who are directly affected by this proposal, signed a petition to oppose the re-zoning of 28 Polo Drive. The re-zoning of 28 Polo Drive will set a precedent that will begin to erode the unique character, environment and historic identity of the Broadmoor neighborhood. Across the country, historic neighborhoods, like the Broadmoor, with unique architecture framed by mature landscapes are increasingly rare, impossible to replicate - and should be protected for their cultural, historic and environmental value. In 2017, the Colorado Springs City Council members voted to support the concerns of Broadmoor homeowners and to protect the wider Broadmoor community from the short term financial gain of a single petitioner.

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One additional area of concern: the attached notice (mailed October 11th) from the Planning and Development Land Use Review Division did not list the location, date or time of the community meeting and many concerned community members, myself included, were not able to attend the meeting to express their concerns in person.

Scott A. Brown  
10629 Rainbow Bridge Drive  
Falcon, CO 80831

Reference: File Numbers      AR PFP 18-00678  
   AR NV 18-00679  
   AR NV 18-00680

To: Lonna Thelen, City Planner, Colorado Springs Planning and Development Department

Regarding:      Development Proposal for 28 Polo Drive, Colorado Springs, CO 80906  
                         Request for area resident comments and concerns.

Although I recently moved from Colorado Springs to Falcon (Dec 2017), I have lived in Colorado Springs for more than 30 years and own and operate a small business here. I am familiar with the above referenced development proposal and have some detailed knowledge of the project to create two single-family plots. I have no issues or concerns against this Proposal and I am wholeheartedly in favor of it. I am somewhat familiar with other previously completed property developments by the Submitter of this development, in both this area and other areas of Colorado Springs, and have firsthand knowledge that these previous projects were completed successfully and very professionally to the lasting benefit of the associated neighborhoods. I have full confidence that this development will also have a similar success. Please contact me with any questions you might have.

Sincerely,

Scott A. Brown  
719-540-9697



**From:** William Cogswell <whc12mile@comcast.net>  
**Sent:** Monday, October 29, 2018 1:36 PM  
**To:** Thelen, Lonna  
**Subject:** Nonuse Varriance Oct 2018.docx  
**Attachments:** Nonuse Varriance Oct 2018.docx; ATT00001.txt

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Dear Ms. Thelen:

With his permission, I have attached below the letter sent to you by Paul O'Brien, urging you to deny the application submitted regarding 28 Polo Drive. My wife and I are both in total agreement with Mr. O'Brien and urge you to deny the application for the following reasons stated below.

Respectfully submitted,

William H. Cogswell  
37 Polo Drive

**PAUL E. O'BRIEN**  
**26 Polo Drive**  
**Colorado Springs, CO 80906**

October 26, 2018

Ms. Lonna Thelen, AICP, LEED AP BC&C  
Principal Planner  
City of Colorado Springs  
30 S. Nevada Ave., Suite 155  
Colorado Springs, CO 80901  
Via E-mail: [lthelen@springsgove.com](mailto:lthelen@springsgove.com)

**SUBJ: 28 Polo Drive, Colorado Springs, CO 80906**

Dear Ms. Thelen,

I am writing regarding 28 Polo Drive, Colorado Springs, CO 80906 and 28 Polo LLC's, (Bruce FallHowe) request for two 'Nonuse Variance Applications.' I would strongly urge you to deny the applications on the following criteria,

**Exceptional or Extraordinary Conditions:**

There are no 'exceptional or extraordinary' conditions that exist that would make the nonuse variance for lot size a requirement for use.

- 1) Examples cited in the proposal of lot size that do not meet the 20,000 square foot Zone R requirement on Polo Drive and Polo Circle have all been Grandfathered in before the historic Broadmoor neighborhood was annexed into the city in 1980.
- 2) No developments of this nature have occurred in the neighborhood, in fact the opposite trend has been practiced, purchasing two lots and building one house.
- 3) Providing the variance based on site shape not being a rectangle seems to be a dangerous practice especially since the lot had been plotted well before 28 Polo LLC purchased the property with the intent to subdivide.
- 4) Providing the variance based on the topography is also flawed logic as it is not an extraordinary or exceptional condition. They are conditions that have existed since the lot was plotted and occupied by one single family home for many years as intended by the original developer.

**No Reasonable Use of Property:**

If the variances are not granted the property would continue to have the same reasonable use that it has for over 50 years, as a single-family home on one lot. It is unreasonable to say that, if the variances are denied, "the property owner would not be able to use their property with the same reasonable use as surrounding properties." As the city staff suggested as justification in their recommendation in this exact same proposal submitted in 2017. In addition, if the variance

is granted, it will pave the way for more scrapping of larger houses and subdividing lots in one of Colorado Spring's historic neighborhoods.

**No Adverse Impact to Surrounding Property:**

This development would directly adversely impact the welfare of the surrounding properties in the following ways.

1) If this subdivision and the development were to be allowed to move forward it would set a dangerous precedent that could very well destroy the integrity of the neighborhood. There are several large homes that have been for sale for a considerable amount of time, that could easily be purchased, scrapped and subdivided. Including one prime example at 44 Polo Drive.

2) Property values in the neighborhood would be lowered. It is a standard principle in real estate that one larger house in a neighborhood is more valuable than two small houses. Two sources offered to prove this point include, Brian L. A. Wess, CRS, GRI, ABR, ASR, CSR, SFR, e-PRO, Realtor®®, Broker Associate Metro Brokers, Colorado Springs, CO "Speaking for the Colorado Springs/Pikes Peak Region, the short answer is most likely the value of the larger property...if it is substantially larger...may be affected by being located in a neighborhood of substantially smaller properties." And Alan Stragne Agent, Westminster, CO "The adage in real estate is location, location, location. This loosely translates to the surroundings do affect a houses values. It would be an exception to the rule to find a house that is not negatively affected by smaller houses in the neighborhood."

3) The proposal sites examples of lots that are all under 20,000sqft on Polo Drive and Polo Circle which are all one-story ranch houses, not two-story houses as proposed. (One exception is a ranch with a one room second floor addition.) The 28 Polo house recently constructed does not resemble any of these examples in the least bit. Again, this is an example of an adverse impact, (welfare) of the neighborhood and surrounding properties.

**The Nonuse Variance for Lot Width:**

The proposed development does not meet the 100-foot width requirement for lot size on both proposed lots which is a significant adjustment on potentially two lots. In addition, the lots on the same side of the street, that are used as comparisons by the applicant, are all set back off the required front setback. The variance request would require the new structures to be built on the front set back which is out of character with the previous house on the lot, as well as all the houses to the east of 28 Polo on Polo Drive.

Again, I strongly urge you to deny the request for a nonuse variance because the criteria have not been met on all three fronts, Exceptional or Extraordinary Conditions - NOT MET, No Reasonable Use of Property – NOT MET and No Adverse Impact to the Surrounding Property – NOT MET.

Sincerely,

Paul O'Brien

**From:** lani gendron <gendron.lani@gmail.com>  
**Sent:** Monday, October 29, 2018 7:05 PM  
**Cc:** Thelen, Lonna  
**Subject:** Re: 28 Polo Drive - Non-Use Variance, Broadmoor Resident Concerns

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Sincerely,

Lani Gendron

533 Bear Paw Lane —/ this is where the water runoff from the property under consideration freezes and makes driving hazardous to everyone on out street

Please do NOT grant any variance to divide the lot at 28 Polo Drive, Colorado Springs, CO 80906.

Print Name	Sign Name
Douglas A. Weddell	Douglas A. Weddell
Claudette L. Mayer	Claudette Mayer
RYAN D. REPOSA	Ryan D Rep
Jeanne Iverson	Jeanne Iverson
Tom Iverson	Tom Iverson
Gunnar Heubergner	Gunnar Heubergner
Herb Goldstein	Sally Goldstein
Norman Hayes	Norman Hayes
SUSAN COGSWELL	Susan Cogswell
BILL COGSWELL	Bill Cogswell
Jim Harris	Jim Harris
Sandy Negaard	Sandy Negaard
Jean Sawyer	Jean Sawyer
MARTIN BURLINGAME	Martin Burlingame
JUDITH HAMILTON	Judith Hamilton

RECEIVED

OCT 29 2018

LAND USE REVIEW

FIGURE 9

Please do NOT grant any variance to divide the lot at 28 Polo Drive, Colorado Springs, CO 80906.

PRINT NAME

Sign Name

D. JAMES SCEATS  
Cheryl Perkins  
Joseph Corrigan

J. Scott  
Cheryl Perkins

CHRISTINE McHUGH

Josie

CUNRAD BREWSTER

Christy

RICHARD L ANDERSON

Carl & Brullie

~~Patricia Anderson~~

Richard Anderson

Patricia Anderson

Catherine Orms

Catherine Orms

ROSAUE HODGSON

Rosalie Hodgson

Lani Gordon

Lani Gordon

Gary McLaughlin

Gary McLaughlin

Linda McLaughlin

Linda McLaughlin

BETH FASEN

Beth Fasen

KEN FASEN

Ken Fasen

Cindy Hill-Jacobson

Cindy Hill J.

Brittany Flowers

BW

Scott Calcagno

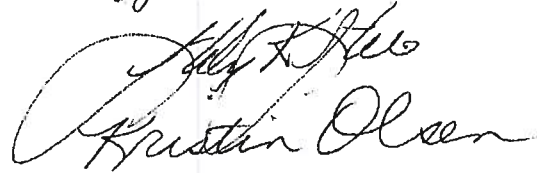
SS

Please do NOT grant any variance to divide the lot at 28 Polo Drive, Colorado Springs, CO 80906.

PRINT NAME

Sign Name

Kristin Olsen



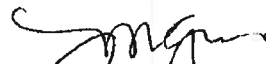
MARY Brooks



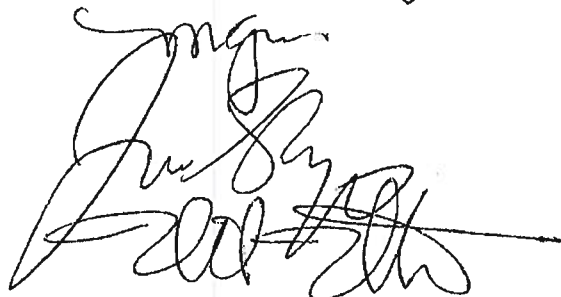
Jay Garvens



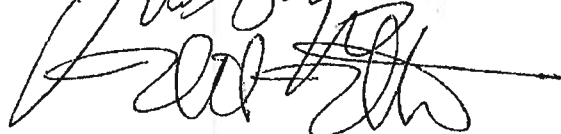
Marlo Garvens



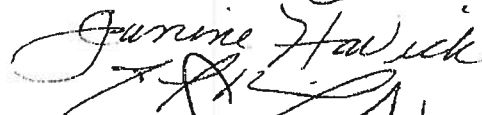
JOSH STAPP



MILES MATHIEU



JOHN & JANINE HAVICK



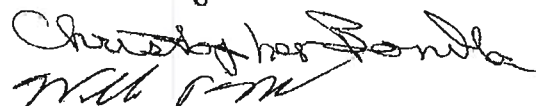
Steve Dierker & Carolyn Hill



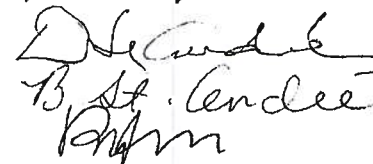
Aaron & Cindy Johnson



JERRELYNN FUSSELL



CHRISTOPHER BONILLA

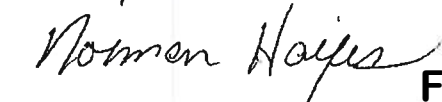


William Nelson

David St. Andre

Barbara St. Andre

Brandon Vogt



NORMAN HAYES

Please do NOT grant any variance to divide the lot at 28 Polo Drive, Colorado Springs, CO 80906.

PRINT NAME

Wendy Wright  
GEORGIA NISWONGER  
Howard S. Niswonger

Amber Dawn Niskern

LISA SACCO

DEBRA R. BRYANT

Dennis Webber

Sandra P. Webber

Ada Ng  
CHARLES W. HOTCHKISS  
MARY HOTCHKISS  
SANDRA ELLIOTT

Sign

Wendy Wright  
Georgia Niswonger  
Howard S. Niswonger

~~Amber Dawn Niskern~~

DEBRA R. BRYANT

Dennis Webber

Ada Ng  
Charles W. Hotchkiss  
Mary Hotchkiss  
Sandra Elliott



**From:** Korte <kellykorte66@hotmail.com>  
**Sent:** Monday, October 29, 2018 8:39 PM  
**To:** Thelen, Lonna; Suthers, John; Avila, Yolanda; Bennett, Merv; Gaebler, Jill; Geislinger, David; Knight, Don; Murray, Bill; Pico, Andy; Strand, Tom  
**Cc:** Juliana Z  
**Subject:** 28 Polo Drive: Repeated Request for Variance - Concerned Broadmoor Neighbors

Dear Ms. Thelen:

I am writing to express my concern via the re-application of a previously defeated proposal for two no-nuse variances that will allow the developer of 28 Polo LLC, to create two smaller lots within the Broadmoor community. The newly proposed lots do not meet the minimum dimensional requirements of the neighborhood and prioritize the financial gain of a single developer over the concerns of hundreds of committed, residents and community members which is unacceptable.

In August 2017, more than one hundred Broadmoor households, who are directly affected by this proposal, signed a petition to oppose the re-zoning of 28 Polo Drive. The re-zoning of 28 Polo Drive will set a precedent that will begin to erode the unique character, environment and historic identity of the Broadmoor neighborhood. Across the country, historic neighborhoods, like the Broadmoor, with unique architecture framed by mature landscapes are increasingly rare, impossible to replicate - and should be protected for their cultural, historic and environmental value. In 2017, the Colorado Springs City Council members voted to support the concerns of Broadmoor homeowners and to protect the wider Broadmoor community from the short term financial gain of a single petitioner.

Colorado Springs is experiencing fast-paced development all across the city, so it is critical that we protect our remaining historic neighborhoods and environmental assets from incremental and unnecessary development which prioritizes the short term gains of developers over the future of the wider Colorado Springs community.

A repeat of this process one year later is troubling and erroneous, but the Broadmoor community strongly opposes re-zoning and remains determined to protect the character, identity, environmental beauty and cultural legacy of our historic neighborhood for the future citizens of Colorado Springs.

Sincerely,  
Kelly Korte

**From:** Paul Obrien <pauleob@yahoo.com>  
**Sent:** Monday, December 17, 2018 9:54 AM  
**To:** Thelen, Lonna  
**Subject:** 28 Polo Drive

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Lonna,

I am in receipt of your email with notification of [the proposal](#) resubmittal for 28 Polo Drive. After review of the resubmittal, it clear that minimal effort is being put forth with this proposal and process by the manager of the project. Manager FallHowe did not address the neighborhood comments, the Land Use Approval Letter dated 6/5/2017 and the Certificate of Occupancy for 28 Polo Drive, do not speak to the specific concerns and the project's failure to meet the land use variances requirements that are being requested.

This project continues to fail to meet the requirements to be granted the land use variances.

- There are no 'exceptional or extraordinary' conditions that exist that would make the nonuse variance for the lot size, a requirement for use. But there are exceptional and extraordinary conditions that exist that are cause for concern with this project, as it relates to lot size.
- There continues to be a 'Reasonable Use' for the property. If denied the owner would be able to use their property with the same reasonable use as the surrounding properties, just like it has for over 67 years.
- There would be 'Adverse Impact' to the surrounding properties. This project would establish a dangerous precedent that have real potential to lead to the destruction of this historic neighborhood. It would adversely impact the property values. In addition, the examples for lot size, that manager FallHowe cites, have ALL been grandfathered in the city zone R regulations, from the 1980 annexation and are single level homes.

This project continues to fall short of reason and should be denied.

Respectfully,

Paul O'Brien  
26 Polo Drive