

From: Gary McLaughlin <gmsprings@aol.com>
Sent: Monday, May 01, 2017 9:22 AM
To: Thelen, Lonna
Subject: 28 Polo Drive

Lonna, one more thought. If you allow Bruce to divide this lot, you have set a precedent that could effect the whole neighborhood in a negative way. Please say no to this variance.

Gary McLaughlin
27 Polo Drive
Colorado Springs, Colorado
80906

Sent from my iPhone

From: Evelyn Olsen <eolsen6400@aol.com>
Sent: Thursday, April 27, 2017 10:41 AM
To: Thelen, Lonna
Subject: brown water

Hello Lonna,
Thanks for your response below and for including the response from CSU. Fortunately our water appears to be back to normal. CSU's response is disconcerting. Our water was not "cloudy." It was definitely "brown." It is cavalier and dangerous for CSU to assume either discolored water is fine, without adequate testing.
Thank you,
Evelyn Olsen

In a message dated 4/18/2017 7:33:17 AM Mountain Standard Time, Lthelen@springsgov.com writes:

Evelyn,

Thanks for letting me know about the cloudy water that appeared this weekend. I have included an email below from CSU. They note that it was not related to 28 Polo, but to road work issues for 2C. Sorry for any inconvenience.

Thanks,

Lonna

Lonna Thelen, AICP, LEED AP BD&C

Principal Planner | South Team

Phone: (719) 385-5383

Email: lthelen@springsgov.com

From: Ryne Solberg [<mailto:rsolberg@csu.org>]
Sent: Monday, April 17, 2017 10:59 AM
To: Thelen, Lonna
Subject: RE: Cloudy Water on 4-13-2017...

Lonna,

In regards to water complaints, I spoke to our Water Quality Assurance group, and they informed me that they have had multiple complaints in the area about dirty water. They stated that there is a lot of work going on in the area in regards to water main replacements as well as road work due to 2C. They are aware of the water and will be sampling the water, and informed me the water is safe although it has a cloudy appearance. Unfortunately for the customers it will just mean that they need to flush the water if it appears cloudy until it clears up. This issued does not seem to relate to 28 Polo Dr. If they have any further questions or concerns they can contact our Water Quality Assurance group at (719)668-4560. Let me know if you need anything further from me.

Thanks,

Ryne

Ryne Solberg

Utilities Development Services - Colorado Springs Utilities

1521 S. Hancock Expressway, Colorado Springs, CO 80903

Office (719)668-8267

UDS Main (719)668-8111

rsolberg@csu.org

Lonna Thelen, AICP, LEED AP BD&C

Principal Planner | South Team

Phone: (719) 385-5383

Email: lthelen@springsgov.com

From: Evelyn Olsen [<mailto:eolsen6400@aol.com>]
Sent: Sunday, April 16, 2017 7:54 PM
To: Thelen, Lonna
Subject:

Dear Ms Thelen,

To our surprise and dismay the water in our neighborhood homes on Bear Paw Lane turned very brown in the afternoon. Colorado Springs utilities said it might be related to work being done uphill from our neighborhood. The next day, we drove up to 28 Polo Dr. and saw a sinkhole in the street and a Colorado Springs city truck and employee. The city employee said they were working on the water line and the sink hole.

Please do not allow digging of new foundations or anything else at 28 Polo Drive.

Thank you,

Evelyn Olsen

From: Didi Dieterich <dvd Dieterich@hotmail.com>
Sent: Wednesday, April 19, 2017 4:09 PM
To: Thelen, Lonna
Cc: olsenkb@comcast.net
Subject: Fw: 2nd Submittal - 28 Polo

Dear Ms. Thelen;

I am in complete agreement with Ms. Olsen. I live on Polo Circle, if this variance is granted, what would keep me from demolishing my home and subdividing into two small lots on which I could build two small inexpensive speculative homes, thus changing the nature of this established neighborhood?

We specifically chose this neighborhood 15 years ago because of the lot sizes and should have a reasonable expectation that the lots would not be subdivided. I do not know of any neighbors that are in agreement with subdividing the lot.

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

From: Kristin Olsen <olsenkb@comcast.net>
Sent: Wednesday, April 19, 2017 3:29 PM
To: Thelen, Lonna
Cc: CINDYC375@aol.com; jim.doherty01@comcast.net; Gunnar Heuberger; dan warta; Tad Heinz; jeanne iverson; ada ng; j9havick@aol.com; JOSEPH L; Tom Perkins; Colleen Sperber; Eric Scofield; William Cogswell; Paul Obrien; mark o'donnell; Patricia Severn; Susie Cogswell; Gary McLaughlin; James Hammond; Denny Weber; lani gendron; Didi Dieterich; Claudette Mayer; Robert; james berwick; sksimonton@aol.com; Joan Sawyer; Michael Lowery
Subject: Re: 2nd Submittal - 28 Polo

Dear Ms. Thelen,

Contrary to Mr. Fallhowe's response, I did not say that new construction in an older neighborhood would decrease property values. I said digging new foundations and building additional houses on top of a steep hillside containing underground springs could cause landslides and drainage problems which could decrease property values for the houses behind and below 28 Polo Dr.

I also requested that you deny the zoning variance for 28 Polo Dr. because it does not meet the requirements you listed for granting a variance. It does not have exceptional or extraordinary physical conditions necessitating subdivision. It does not need to be subdivided for reasonable use. And there will be adverse impacts on surrounding properties if the lot is subdivided.

Thank you for working for the citizens of Colorado Springs. Please help us protect our neighborhood.

Sincerely,
Kristin Olsen
[705 Bear Paw Ln N](mailto:kristin.olsen@springsgov.com)

Sent from my iPhone

On Apr 19, 2017, at 7:56 AM, Thelen, Lonna <Lthelen@springsgov.com> wrote:

Good morning,

Attached is the 2nd submittal from the applicant for 28 Polo. The submittal contains the applicant response letter to staff comments, the applicant response letter to neighborhood comments, the revised final plat and the revised preliminary plat. Please provide any new comments by May 1, 2017.

Thanks,

Lonna

Lonna Thelen, AICP, LEED AP BD&C

Principal Planner | South Team

Phone: (719) 385-5383

Email: lthelen@springsgov.com

<2nd sub - applicant response letter.pdf>

<2nd sub - final plat.pdf>

<2nd sub - preliminary plat.pdf>

<2nd sub - Applicant response for neighborhood comments.pdf>

From: Cindy Johnson <cindyc375@aol.com>
Sent: Monday, April 24, 2017 9:19 PM
To: Thelen, Lonna
Cc: CINDYC375@aol.com
Subject: Re: 2nd Submittal - 28 Polo

Good Evening Lonna -

Thank you for sharing the responses provided by the owner of 28 Polo Drive.

The answers provided by the owner do not answer all the the issues and concerns raised in our initial comments. Here is the summary:

Our initial comment: impact to noise and traffic

Owner's response: See traffic Engineering comments in first review

Our initial comment: The construction of two homes would block view of Garden of the Gods and would devalue our property.

Owner's response: None

Our initial comment: The home at 44 Polo Drive is a historical home built in 1925 and the proposed construction would not be in keeping with the historic nature of the street and neighborhood.

Owner's response: None

Our initial comment: a neighborhood standard already exists, in that there is no lot that has 2 homes built on a single lot;

Owner's response: None

Other comments made by us: general concerns regarding absence of sustainability tests and drainage.

Owner's response: see ENTECH Geo Hazard Report and 1st Review Response.

As you can see, the owner did not respond to many of our direct questions and concerns. His responses are incomplete and inadequate.

We remain strongly opposed to the City granting a variance for the proposed construction project at 28 Polo Drive.

Please contact us at cindyc375@aol.com and please keep us apprised of your decision.

Thank you.

Cindy & Aaron Johnson
23 Polo Drive

Cindy Johnson
Vice President of Human Resources
The Broadmoor
15 Lake Circle
Colorado Springs, CO. 80906
Email: cjohnson@broadmoor.com
Direct: 719-577-5846

Sent from my iPad

On Apr 19, 2017, at 7:56 AM, Thelen, Lonna <Lthelen@springsgov.com> wrote:

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Thanks,
Lonna

Lonna Thelen, AICP, LEED AP BD&C

Principal Planner | South Team
Phone: (719) 385-5383
Email: lthelen@springsgov.com

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From: Denny Weber <dweber@assuredptrco.com>
Sent: Thursday, April 20, 2017 10:28 AM
To: Thelen, Lonna
Cc: Easton, Travis W.; Ladley, Jack
Subject: RE: 2nd Submittal - 28 Polo


Thanks for the up date. My problem is that any changes on Polo could result in more water onto my property. Currently a pipe runs from some where on Polo and ends on my property. No one knows why, over the years we have pumped water into the street and in the winter caused freezing. The City has been out, but no answers, the water still ends up on my property, and could increase with up hill changes?


Dennis A. Weber, CPCU, Senior VP, Account Executive



 (719) 354-4300  (719) 354-4301

 (719) 238-1482

 dweber@assuredptrco.com

 101 N Cascade Avenue, Suite 410 Colorado Springs, CO. 80903

www.assuredpartnerscolorado.com  

[Outlook Business Card](#)

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From: Thelen, Lonna [<mailto:Lthelen@springsgov.com>]
Sent: Wednesday, April 19, 2017 7:56 AM
To: CINDYC375@aol.com; jim.doherty01@comcast.net; Gunnar Heuberger; dan warta; Tad Heinz; Jeanne Iverson; ada ng; J9havick@aol.com; JOSEPH L; Tom Perkins; Colleen Sperber; Eric Scofield; William Cogswell; Paul Obrien; Cindy Johnson; mark o'donnell; Patricia Severn; Susie Cogswell; Gary McLaughlin; James Hammond; Denny Weber; lani gendron; Didi Dieterich; Kristin Olsen; Claudette Mayer; Eric Scofield; Robert; james berwick; sksimonton@aol.com; Didi Dieterich; Joan Sawyer; Michael Lowery
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Thanks,
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Phone: (719) 385-5383

Email: lthelen@springsgov.com

From: lani gendron <gendron.lani@gmail.com>
Sent: Wednesday, April 19, 2017 4:23 PM
To: Thelen, Lonna
Cc: CINDYC375@aol.com; jim.doherty01@comcast.net; Gunnar Heuberger; dan warta; Tad Heinz; jeanne iverson; ada ng; J9havick@aol.com; JOSEPH L; Tom Perkins; Colleen Sperber; Eric Scofield; William Cogswell; Paul Obrien; mark o'donnell; Patricia Severn; Susie Cogswell; Gary McLaughlin; James Hammond; Denny Weber; Didi Dieterich; Kristin Olsen; Claudette Mayer; Robert; james berwick; sksimonton@aol.com; Joan Sawyer; Michael Lowery
Subject: Re: 2nd Submittal - 28 Polo

Dear Ms. Thelen,
Thank you for the update. I am still very concerned. Nothing addresses the unknowns: landslide, flooding onto Bear Paw Lane, both of which will heavily impact the downslope homes on Bear Paw Lane. I appreciate the efforts that the contractor is going through to make this seem viable. I replicate the neighbors concerns in previous communications to you, even though they have been addressed by the contractor. This is just a plain bad idea.
Please do not issue a variance for this property.
Thank you,
Lani Gendron
532 Bear Paw Lane South

On Wed, Apr 19, 2017 at 7:56 AM, Thelen, Lonna <Lthelen@springsgov.com> wrote:

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Thanks,

Lonna

Lonna Thelen, AICP, LEED AP BD&C

Principal Planner | South Team

Phone: [\(719\) 385-5383](tel:(719)385-5383)

Email: lthelen@springsgov.com

From: Kristin Olsen <olsenkb@comcast.net>
Sent: Wednesday, April 19, 2017 3:30 PM
To: Thelen, Lonna
Cc: CINDYC375@aol.com; jim.doherty01@comcast.net; Gunnar Heuberger; dan warta; Tad Heinz; jeanne iverson; ada ng; J9havick@aol.com; JOSEPH L; Tom Perkins; Colleen Sperber; Eric Scofield; William Cogswell; Paul Obrien; mark o'donnell; Patricia Severn; Susie Cogswell; Gary McLaughlin; James Hammond; Denny Weber; Iani gendron; Didi Dieterich; Claudette Mayer; Robert; James Berwick; sksimonton@aol.com; Joan Sawyer; Michael Lowery
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Dear Ms. Thelen,

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I also requested that you deny the zoning variance for 28 Polo Dr. because it does not meet the requirements you listed for granting a variance. It does not have exceptional or extraordinary physical conditions necessitating subdivision. It does not need to be subdivided for reasonable use. And there will be adverse impacts on surrounding properties if the lot is subdivided.

Thank you for working for the citizens of Colorado Springs. Please help us protect our neighborhood.

Sincerely,
Kristin Olsen
[705 Bear Paw Ln N](#)

Sent from my iPhone

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Thanks,

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From: Paul O'Brien <pauleob@yahoo.com>
Sent: Monday, May 01, 2017 8:34 PM
To: Thelen, Lonna
Subject: Re: 2nd Submittal - 28 Polo

Lonna,

I do not believe Mr. Fallhowe addressed the concerns I expressed with any credible facts. Again, I encourage you to deny the zoning variance for 28 Polo Drive as it does not meet the requirements to be granted a variance. It does not have exceptional or extraordinary physical conditions necessitating subdivision. It does not need to be subdivided for reasonable use.

Sincerely,

-Paul O'Brien

On Apr 19, 2017, at 7:56 AM, "Thelen, Lonna" <Lthelen@springsgov.com> wrote:

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Thanks,
Lonna

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Principal Planner | South Team
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Email: lthelen@springsgov.com

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From: jim.doherty01@comcast.net
Sent: Thursday, April 20, 2017 11:08 PM
To: Thelen, Lonna; jim.doherty01@comcast.net
Subject: Reply : 2nd Submittal - 28 Polo Drive

Dear Ms.Thelen, Thanks for the update.

Please do not issue a variance for this property for 28 Polo Dr. because :

1. It does not meet the requirements or REAL INTENT of granting a variance. There is no hardship exceptional or extraordinary physical conditions necessitating house tear-down and lot subdivision. I believe true intent of a variance is to allow homeowner leeway with minor non-compliance house/lot zoning rules and NOT to take a single family home/lot and subdivide the lot for two dwellings.
2. In the re-application I notice there was research done in town records on neighborhood home sizes and small lot sizes , all of these homes with smaller sized lots I assume were built ~40 years ago complying with older zoning rules in place at that time and not as strictly enforced as they are today
3. I am still concerned despite applicant further civil engineering study/research with possible future landslide/flooding onto Bear Paw Lane, both effects would not only impact the immediate homes below on Bear Paw Lane but could call into question “nearby landslide area” for the immediate Polo Drive neighborhood houses.

Thank you
Jim Doherty 10 Polo Pony Drive

From: [Thelen, Lonna](#)
Sent: Wednesday, April 19, 2017 7:56 AM
To: [CINDYC375@aol.com](#) ; [jim.doherty01@comcast.net](#) ; [Gunnar Heuberger](#) ; [dan warta](#) ; [Tad Heinz](#) ; [jeanne iverson](#) ; [ada ng](#) ; [J9havick@aol.com](#) ; [JOSEPH L](#) ; [Tom Perkins](#) ; [Colleen Sperber](#) ; [Eric Scofield](#) ; [William Cogswell](#) ; [Paul Obrien](#) ; [Cindy Johnson](#) ; [mark o'donnell](#) ; [Patricia Severn](#) ; [Susie Cogswell](#) ; [Gary McLaughlin](#) ; [James Hammond](#) ; [Denny Weber](#) ; [lani gendron](#) ; [Didi Dieterich](#) ; [Kristin Olsen](#) ; [Claudette Mayer](#) ; [Eric Scofield](#) ; [Robert](#) ; [james berwick](#) ; [sksimonton@aol.com](#) ; [Didi Dieterich](#) ; [Joan Sawyer](#) ; [Michael Lowery](#)
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Thanks,
Lonna

Lonna Thelen, AICP, LEED AP BD&C

Principal Planner | South Team
Phone: (719) 385-5383

Email: lthelen@springsgov.com

From: james berwick <drberwick51@hotmail.com>
Sent: Wednesday, April 19, 2017 12:29 PM
To: Thelen, Lonna
Subject: Re: 2nd Submittal - 28 Polo

Dear Lonna, I reviewed the idiotic response of the applicants engineer. The one thing correct in his email is he does not know much. There has been no serious effort to determine the effect of the cities determination of the effect of this variance on water. My water rights date from 1906 and are springs not pipes or wells. I am surprised an engineer would put on paper or electronic media such an admission of ignorance as any grounds for approval of this request. I do not believe he is qualified to render an opinion and therefore give his opinion no weight. If the city approves or I do not have assurance this issue has been appropriately considered I will ask my attorney to take action on my return from Italy at months end. Again this whole issue should be stopped there is no real reason to allow this exemption. The strength of local opposition should be a measure of the lack of merit. I might mention my property in close proximity is over 100,000 square feet with one residence of 6000square feet. This guy cherry picks. Thanks, Jim Berwick

Sent from my iPhone

On Apr 19, 2017, at 3:56 PM, Thelen, Lonna <Lthelen@springsgov.com> wrote:

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Thanks,
Lonna

Lonna Thelen, AICP, LEED AP BD&C

Principal Planner | South Team
Phone: (719) 385-5383
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<2nd sub - Applicant response for neighborhood comments.pdf>

From: Gary McLaughlin <gmsprings@aol.com>
Sent: Friday, April 28, 2017 7:03 AM
To: Thelen, Lonna
Subject: 28 Polo Drive

Lonna, allowing this lot to be divided has doubled exposure for potential lawsuits arising from the drainage problem and unstable soil conditions. Which could affect the city and the potential home owners.

And if the owner decides not to subdivide the lot, these issues need to be addressed in the permitting process.

In the past contractors, developers, builders and investors have protected the size and character of the lot they purchased in the Broadmoor. Allowing Bruce to subdivide this lot is a major gamble, with the beauty and the esthetics of this historic district at stake. His concern for the neighborhood has shown to be lacking in the past.

Sent from my iPhone