

Russ Acuff

1-07-2021

P.O. Box 38295

Colorado Springs, CO 80937

Re: AR NV 20-00678

To: City Planning Commision % Alex Osborne

Alex:

I am writing this letter as both the former owner of, as well as the builder of the homes located at 17 Marland Rd and 21 Marland Rd respectively.

I built and occupied the home at 21 Marland Rd in 1996. I lived there until 2016. The configuration of the concrete driveway that was constructed for the 20 years that I lived there provided more than ample space for easy ingress/egress to the garages. Large SUV's and vehicles had no problem accessing the garages. During those 20 years, there were never any drainage issues or storm runoff problems between these two properties. Nor was there any threat of erosion to the driveway or the land between the neighboring properties. The area between the edge of the driveway apron and the property line of 17 and 21 Marland Rd. was approximately six to eight feet. Several mature bushes and trees grew in that area providing excellent privacy and ground cover between the two properties. Being respectful of the mature landscaping that existed, I carefully positioned the home, driveway, and grading at 21 Marland Rd. so as to eliminate any impact to the existing home at 17 Marland Rd. It was the neighborly thing to do and easy to accomplish since the large lot sizes in the Pourtales Association neighborhood affords excellent separation between the homes.

In 2006 I purchased the existing residence at 17 Marland Rd. and replaced it with a new home. Being mindful of the mature landscaping and legacy trees that existed on this property, I purposely positioned the new home in approximately

the same footprint of the previous home so as to preserve the topography and have the home blend in unobtrusively with the existing landscaping. During the time of my ownership of this property (until 2010), there were never any issues with storm runoff or drainage coming from 21 Marland Rd., nor were there any privacy concerns between these two properties. Both homes blended in seamlessly together thanks to the mature vegetation and proper location of the improvements on both properties. Claims that historical runoff problems and erosion issues existed prior to David Surofchek purchasing the home at 21 Marland Rd. are patently false.

As the owner of Acuff Homes, Inc., I have built hundreds of homes in the Hillside Overlay Zone of Colorado Springs. Working with the existing topography and vegetation is a Zoning requirement as it ensures that drainage issues are avoided between properties. The current owner of 21 Marland Rd. has violated those practices and has unnecessarily created a problem that in the 20 plus years previous to him, never existed.

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