

From: Paul G. Jr. Brizal <punkybriz@icloud.com>
Sent: Saturday, November 6, 2021 3:01 PM
To: Hiben, Carli B <Carli.Hiben@coloradosprings.gov>
Subject: Re: File number CPC AP 21-00162

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Ms. Hiben,

We are the neighbors at 405 N. 28th Street and are contacting you regarding 309 N. 28th Street. We have lived in this neighborhood since 1975. We have no objections to the house being designated short term rental. The home has been remodeled and looks better than it ever has. I would expect if it is used as a short term rental (AirB&B or VRBO) the property will be maintained better than it has been in the past.

Paul and Clara Brizal
405 N. 28th Street

From: Sheldon King <davisyking@yahoo.com>
Sent: Tuesday, November 9, 2021 10:54 AM
To: Hiben, Carli B <Carli.Hiben@coloradosprings.gov>
Subject: CPC AP 21-00162

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Planning and Community Development Department,

I received a notification of an appeal for a denied Short Term Rental application, and, as a one-time resident and current owner of a property in the neighborhood, I would like to speak in favor of the Department's denial. I feel that this neighborhood has challenging parking issues and too many incursions into one of the last affordable neighborhoods in Colorado Springs. Neighborhoods, particularly affordable ones, need stability in the housing stock and continuity in the character of the area. I realize that "affordability" is a moving target these days and a multifaced, complex issue for the community, but erosion of stable housing on the edges should be avoided.

One person's view and thank you,

Sheldon King
Goshen Properties LLC

From: Kaney Jill <Jill.Kaney@HealthTrustPG.com>
Sent: Tuesday, November 9, 2021 2:20 PM
To: Hiben, Carli B <Carli.Hiben@coloradosprings.gov>
Subject: CPC AP 21-00162

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Carli,

I do not support the use of 309 N 28th Street for short term rentals. This property is next to my property. The current owner has used this property as a short term rental for the past year. There is no trash service provided and so the short term renters use my trash container. The renters walk down my driveway on to my property to throw their trash. The short term renters park in front of my driveway and block my access day and night. The renters are not considerate of neighbors.

Thank you,

Jill Kaney, SHRM-SCP, SPHR

From: Stephen Karagosian <stevekaragosian@gmail.com>
Sent: Wednesday, November 10, 2021 7:34 PM
To: Hiben, Carli B <Carli.Hiben@coloradosprings.gov>
Subject: CPC AP 21-00162

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STR Rental Appeal for 309 N 28th Street

The Colorado Springs planning department should not allow the property at 309 N 28th street.

If the city is to allow the appeal then the current rules governing short term rentals is effectively useless. By allowing the owner of this property to STR their home within 500ft of another STR or not in the correct zoning would set precedent that anyone could AirBnB their home regardless of the current laws.

If the city grants this appeal then the floodgates are open for anyone and everyone to Airbnb their property. Doing so would flood the housing market with other Airbnb's and create increased competition and increased number of Airbnb's causing housing prices to sky rocket.

If the city does plan to allow the appeal then I would suggest they repeal any and all STR rules to avoid any favoritism or perceived favoritism/privilege towards the owner appealing the decision.

V/R

Stephen Karagosian
7742762012

From: nancywile@comcast.net <nancywile@comcast.net>
Sent: Friday, November 12, 2021 11:47 AM
To: Hiben, Carli B <Carli.Hiben@coloradosprings.gov>
Subject: Short term Rental application denial hearing

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Carli,

Please be advised that I am NOT OPPOSED to allowing a short term rental permit for the following 2 properties:

309 N 28th Street File Number: CPC AP 21-00162

2309 and 2307 N. 7th Street File Number: CPC AP 21-00164

I received the land use review development proposal for both of these properties.

I also have a STR permit for a property located at 205 N. 27th Street

As long as the owners follow the city “good neighbor guidelines” I think that short term rental properties can enhance a community. They’re typically much more well cared for than long term rental properties, as the bookings of the STR properties are largely based on their ratings on the appropriate platforms where they are marketed. (VRBO or AIRBNB).

I in favor of issuing both of these permits.

Please feel free to call or respond to this email if you have any questions.

Respectfully,

Nancy Wile
719-229-4596