

## Stakeholder Comments:

### - Letters in Opposition:

**Stakeholder - Bobbitt et fils 1436 E. San Miguel, - Charlie Bobbitt.** 10/19/2017

It appears that the Bar will have seating for approximately 80 people adding staff to that number and total occupancy would have to be over 90. It seems 15 parking places would be too few but 9 non-conforming space (60% of requirement) would be too small. Directly North of this establishment new high density housing has been built which directly impacted parking on Kiowa. Understanding the parking and Bike route changes to Pikes Peak Ave and future development to come along Pikes Peak Ave will make for a long walk to the Bar and increase ability of workers and patrons to find parking. Also it appears that only one handicap parking space will be available which has to be below city requirements. There is an empty lot directly to the west of the building wonder why negotiation to lease or purchase this land were not discussed. I suggest that planning stick to the 15 required parking spaces.

As for bar within 200 feet I doubt there is even 30' feet from residential housing much less 200' as required. As an insurance agent I know residential housing next to commercial much less bar will increase home insurance premium.

**Stakeholder/ property owners - Dick Timberlake and Elecia Lee** 10/20/2017

Hello Matt,

We are opposed to the business's request for a non-use variance to operate a bar at 520 East Pikes Peak Avenue. We have experienced the negative impacts of having bars near our residential property in the past. The Aztlan Bar used to operate at 502/504 East Pikes Peak Avenue and a business called the Musical Spoon used to operate at what is now the Autosmith property. The City has zoning code in place restricting how close a bar should be to residential property and those regulations were adopted for a reason. Bars and residential uses are not compatible uses. The non-use variance request is to allow the bar to be within 200 feet of residential units. In their written application, the applicants state that the bar operation will be on the Pikes Peak side of the building, but we believe the residential impacts should be measured by the distance between property lines. Only an alley separates our 3 properties on East Kiowa Street from this warehouse building at 520 East Pikes Peak. We are asking the City Planning Department to deny the request for the non-use variance to operate a bar this close to our residential property.

The conditional use request is for a waiver of the off-street parking requirement of 15 parking spaces. The applicants are only providing 9 off-street parking places and have stated they will rely on street parking on East Pikes Peak to accommodate customers. Their site drawing shows they believe the area to the north of the building and next to the alley will allow 8 vehicle parking spaces which we feel is an overly optimistic parking plan. The property area next to the alley is steeply sloped and it will be an awkward place to park. Winter weather will make parking by the alley even more of a challenge. The business wants to have an outside patio in front of the building for customers, but an outside patio will take away space available for at least 3 additional off-street parking spaces. An outside patio would only have seasonal usage at best. We are not in favor of an outside patio in front of the building. The business needs to use the area in front of the building to meet their off-street parking requirement.

Respectfully submitted, Elecia Lee and Richard Timberlake

**Additional Note from 10/23/2017:** After the applicants decided on closing at 10pm on Friday and Sat.

I am very glad to hear they are adjusting their operating hours on Fridays and Saturdays to close by 10 PM. I am also glad to hear they will participate in future Shooks Run Creek cleanup efforts.