

Catherine Crawley
2714 Beacon Street
Colorado Springs, CO 80907

April 14, 2018

City of Colorado Springs
Planning & Community Development Dept.
Reviewing Planner: Susanna R. Dalsing

Dear Development Review Team,

I have lived in Colorado Springs since 1978 and Colorado Springs is my chosen home. I own the property at 2714 Beacon Street, located two houses North of the 2708 Beacon Street property. I have lived in this property since I bought it in May 2010. I was completely aware of the R2 zoning of the neighborhood at the time of purchase.

Here are my comments on the variance application pertaining to the property located at 2708 Beacon Street:

- 1) The Roswell Union Church (El Paso County Assessor's page Owner Name) is a neighborhood church located at 2728 Beacon St. They have a large paved parking lot which is contiguous with the unpaved alley located directly behind 2708 Beacon Street. This parking lot contains a total of 50 marked parking spaces and this church has many activities throughout the week. This places a higher usage on our unpaved alley, more than just residential demand. This is the same alley that will be the main access to the accessory structure dwelling unit at 2708 Beacon Street.
- 2) The Roswell Subdivision is home to many old houses with large total living areas. Additionally, all of the lot widths are at the absolute minimum requirement of 50 feet. Therefore the vast majority of these large homes have zero clearance for a driveway. This combination brings high density, high car counts and a street parking problem. A current example: The house at 2709 Beacon Street was sold in 2017. No driveway, 1820 sq. ft. of living space, only 50 feet of street parking. A three generation family moved in and there are now four additional cars that permanently park on the street.
- 3) There is an existing parking problem on Beacon Street and it is significant. I have had my tire slashed because I parked in front of someone else's house on Beacon Street (as there was no room to park in front of my own). To clarify, I am not complaining that I could not park in front of my house. I understand this is public domain, I am just communicating the significance of the existing parking problem.
- 4) Beacon St. is a city designated Bike Boulevard. It is virtually an extension of the P.P. Greenway trail system and highly utilized by cyclists. Strava data shows approximately 10 – 30% of the P.P.

Greenway trail cyclists utilize Beacon Street in their bicycle travels. Bicycle safety is directly related to street parking density as just one parked car door opening can be deadly to a cyclist.

I clearly understand that Roswell is designated R2 which means one can expect a certain amount of density. I also understand that a reasonable density is good in many ways; It prevents sprawl, it is better for the environment, it can help promote community. I respectfully ask the Review Enterprise to exercise reasonable judgement and consideration on the negative impact that would occur to the local neighborhood and the cycling community if this application is approved. We already have an existing street parking problem and we already have an over utilized unpaved alley. Existing city code marginally works here under present conditions. I implore you, please do not allow any more than existing code regulates and do not approve the variance application pertaining to the 2708 Beacon St. property.

If the Review Enterprise considers approving the proposed variance at 2708 Beacon, what will this accomplish? It enables one citizen to improve their property for profit and provides them more rental income than they would be able to collect otherwise. Is individual profit more important than providing citizens a safe, orderly place to live? I urge you to please take into strong consideration why these existing standards were originally codified. Thank you for your consideration.

Very Respectfully,

Catherine Crawley