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## FW: My comments to Staff prompted by City of Salida letter to me

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**Kristi Jefferson** <[kristi.jefferson@cityofsalida.com](mailto:kristi.jefferson@cityofsalida.com)>  
To: Gianfranco Palumbo <[franco.palumbo@cityofsalida.com](mailto:franco.palumbo@cityofsalida.com)>

Thu, May 19, 2022 at 3:12 PM

Kristi Jefferson

Senior Planner

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**From:** Graceann Mayo [mailto:[katunagrace@yahoo.com](mailto:katunagrace@yahoo.com)]  
**Sent:** Thursday, May 19, 2022 3:06 PM  
**To:** Kristi Jefferson <[kristi.jefferson@cityofsalida.com](mailto:kristi.jefferson@cityofsalida.com)>  
**Cc:** Graceann Mayo <[katunagrace@yahoo.com](mailto:katunagrace@yahoo.com)>  
**Subject:** Re: My comments to Staff prompted by City of Salida letter to me

Hi Kristi; my attempt to e-mail you was aborted as Library computers were shut down the day I tried to send you a note. Hopefully this time will work.

I am Graceann T. Mayo, the owner and full-time resident of [302 Old Stage Rd.](#) in Two Rivers. Last week I received the City of Salida Notice of Public Hearing for the two variances requested by the new owners of [304 Two Rivers Rd.](#) in Two Rivers. I will not be in attendance at the upcoming meeting on May 23, 2022, but wanted to let my comments be known.

I make these observations as one who has lived in Two Rivers full-time for almost 2 1/2 years, watching all the building, styles, and unusual weather conditions that affect one's ability to even walk out their front door in winter, because of high drifts of snow and ice. I also make these observations realizing that two other new owners, one @ 300 Two Rivers Rd., the other @ 306 Two Rivers Rd., have also just learned of the variance request. I feel some degree of empathy for these neighbors who may be considering the implications of a Balcony to their privacy.

I thought I would again read the "Declaration of Covenants, Conditions, Restrictions and Easements for Two Rivers, dated 11/3/17, document 438659, provided to me @ closing, for context and grounding, to avoid just making emotional comments. So, some of my comments reference this document; others reference the "Two Rivers Subdivision Design

Guidelines (10-25-17)".

Here, begins my list:

- 1) Page 34, Section 10.2. Easement of Encroachment refers to easement between each Lot for maintenance. The drawing the City provided makes me wonder if adequate maintenance can be accomplished given significantly reduced spaces. The wall surfaces and trims are built using stucco, tile, brick and paint. Each of these needs specific maintenance, often requiring use of extension ladders, scaffolding, etc. Albeit that maintenance is a future subject, I wonder if a 2 foot Easement can accommodate these kinds of maintenance;
- 2) Architecturally, this four-plex was designed with both end units, 302 and 308, having upstairs South Facing walls set back. The other two homes, in the middle of the design, 304 and 306 have similar walls, but they are set forward. Visually, it would seem to destroy the original design intent to have a "deck" on 304, and "no deck" on 306. Further, referring to the Two Rivers Design Guidelines document, Guideline 2 on Page 2 states that: "The front porch should be an integral design of the house and not appear as though it was added as an afterthought." The proposed Balcony strikes me as an afterthought and does not feel like part of the original design;
- 3) Page 7 of the Two Rivers Subdivision Design Guidelines (10-25-17) refers to "decks, porches and patios". No mention is made of "balconies". What is being proposed by the drawing is a "Balcony". I make this comment full well knowing that my South-facing second story has a small Balcony on 302 Old Stage Rd., just as does my duplex neighbor, @ 300 Old Stage Rd. The design intention of these duplexes seem to differ from the four-plex on Two Rivers Rd., in that there are high walls between the two Old Stage Rd. duplex units, so one cannot see or hear the other;
- 4) The second story of [304 Two Rivers Rd.](#) has windows in all openings; installing a Balcony would mean removing windows and installing a door or sliding door;
- 5) The South Facing front entry of [304 Two Rivers Rd.](#) has an entry door with a Tuscan Tile overhang above the door, as do the other three homes in the four-plex. The Balcony will at minimum, compete with the tile overhang, if not obscure it altogether;
- 6) As I know from my Balcony, snow drifts in high amounts onto the Balcony, requiring that it be shovelled because of added weight. In lesser snow amounts, without shovelling, it melts, creating an ice rink on the entry area below;
- 7) The property @ [304 Two Rivers Rd.](#) already has a small walled ground level front garden area and a larger fenced ground level rear garden area. Is the property really that spacious to command a third, outdoor living area?;and
- 8) I wonder if potential City approval for this proposed Balcony could establish precedence for other Balconies that interfere with original design intentions? I believe that visually the installation of a Balcony on [304 Two Rivers Rd.](#) alters the design intention and feel of the four-plex.

Thank you for the opportunity to make comments and thanks to all the Planning staff for their roles in this process.....grace mayo

On Monday, May 16, 2022, 01:59:53 PM MDT, Kristi Jefferson <[kristi.jefferson@cityofsalida.com](mailto:kristi.jefferson@cityofsalida.com)> wrote:

Nothing was attached to your email. Do you have an attachment?

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**From:** Graceann Mayo [<mailto:katunagrace@yahoo.com>]  
**Sent:** Monday, May 16, 2022 1:49 PM  
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