

June 19, 2023

Dear City of Salida,

This letter is in regard to the request for a variance on the property being built at 306 Old Stage Road by P&C Enterprises LLC.

Thank you so much for requesting input from those who are bearing the brunt of the primary impact of these variances. As we understand it, the request is for two variances—the first is to build their garage 2 feet closer to our property line and the second is to build that garage two feet higher than the current building codes allow.

We knew when we moved into our home at 312 Old Stage Road that anytime there is an empty lot next door, something eventually would be built and that there would be dust and dirt and a direct impact on our adjacent property. For over two years we have been experiencing the impact of the construction next door. And we have wondered as other homes in our neighborhood were completely constructed, moved into and landscaped why it was taking so long to build this one.

Each time there were flecks of paint or stucco on the side of our house we thought, “This is only temporary.” When the landscaping rocks and mulch in the front of our house blew full of dirt we thought, “This is only temporary.” When the water ran off the top of their building, splashing dirt onto the side of our home and even causing some settling of the soil against our home we thought, “This is only temporary.”

Before the garage was built, no one asked us if we were OK with building their garage 2 feet closer to our property line. We figured that someone, somewhere approved that variance. I know we were not asked what we thought about the height of the garage when it was being constructed—even though it violated the city’s height restriction. We did wonder why it had to be built so tall—especially adding a parapet above the actual roof. We wondered why it was even necessary, but we figured that someone, somewhere approved the height.

Up to now I think we have been very patient and kind with the builders because we thought, “All of this is only temporary.” But now we’re being asked to deal with a code violation that is not temporary, it is permanent. And will permanently affect us as long as we own the home. It will permanently affect us every time we sit on our back deck and look south. It will permanently affect our view every time we look out our south facing windows. And it will permanently affect this situation for the next 100 years—or however long these buildings are there.

We oppose the variance to allow that garage to violate the height restriction for the following reasons.

- 1) It violates the current city code.
- 2) We're fine with allowing one variance (set back) even though it really crowds the space between our garages. But two variances on the same building! That just seems like too much.
- 3) This is rather subjective, but in a city and neighborhood that is striving to construct buildings with some aesthetic beauty and elegance, we think the garage is simply ugly. See attached pictures. I know beauty is often in the eye of the beholder but.... We're the ones who must look at that garage every single time that we step out the back of our master bedroom and onto our deck. Every time we eat dinner and entertain our friends, that garage looms. I wonder if the builders would approve of this type of a variance on the homes where they reside—if they had to look at this garage every time they tried to enjoy their back yard.
- 4) If this variance is approved, that garage will forever be that height and (in my opinion) remain an eyesore to anyone who has to deal with it in their line of sight—including the residents of that building.
- 5) If we ever sell our property, having that very tall garage looming over our property will reduce the value as well as the attractiveness of our home.

We're very sorry that this wasn't caught before the garage was constructed. It could easily have been built in compliance with city codes. We're very sorry that reducing the height of this garage will delay the completion of this project. Believe me, we're VERY anxious for this project to be completed!! And we're very sorry that fixing this may be expensive. Sometimes our mistakes do cost money—especially for those who made the mistake. In this case those of us who are being asked to permanently deal with the impact of this mistake are now being asked to pay the long term price/impact for it. We just don't think we should have to do this.

There is only one chance to fix this. And it's now. And if it is fixed, we will be permanently grateful. Anyone who buys that property or our property in the future will be grateful. Thanks again for asking us to weigh in on this situation. We sincerely appreciate it.

Sincerely,

Dennis & Barbara Anderson  
Homeowners and residents of 312 Old Stage Road















## Franco Palumbo

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**From:** Dennis Anderson <danderson@crossroadscolorado.com>  
**Sent:** Thursday, June 22, 2023 1:57 PM  
**To:** Franco Palumbo  
**Subject:** Re: Dennis & Barbara Anderson, 312 Old Stage Road

**Importance:** Low

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Thank you Franco! We really appreciate your quick response. I didn't put this in the letter but every time a variance is granted, it potentially sets a precedence that other builders will site in order to obtain more and more variances—which will ultimately create pressure for new policies and lower the quality of life that we all hope for.

Thanks again.

Dennis

On Jun 22, 2023, at 12:55 PM, Franco Palumbo <franco.palumbo@cityofsalida.com> wrote:

Barbara & Dennis,

I will put this in my staff report, specifically for the variance.

Because we had a noticing issue, the public hearing will now be on July 24<sup>th</sup> instead. You will receive a new letter in the mail.

Please let me know if you have any questions.

Thanks!

Franco Palumbo

Planning Technician

<image001.png>

ph: 719-530-2638

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**From:** Dennis Anderson <danderson@crossroadscolorado.com>

**Sent:** Thursday, June 22, 2023 11:57 AM

**To:** Franco Palumbo <franco.palumbo@cityofsalida.com>

**Subject:** Dennis & Barbara Anderson, 312 Old Stage Road

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Hi Franco,

Here are our comments about the variance that P&C Enterprises LLC has applied for at 306 Old Stage Road. We are out of town and won't be able to attend the meeting on Monday either online or in person. Thanks for your consideration.

Please let me know that you received this letter along with the pictures.

Sincerely,



## Franco Palumbo

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**From:** Graceann Mayo <katunagrace@yahoo.com>  
**Sent:** Thursday, June 22, 2023 9:09 AM  
**To:** Franco Palumbo  
**Cc:** Graceann Mayo  
**Subject:** Two Rivers Variance Requests @ 306 Old Stage Rd. in Salida

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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First Draft on June 18, 2023

Greetings Franco! It is Grace Mayo of Two Rivers!

On 6/12/2023 I received the two letters from City of Salida for the 2 Variance requests @ 306 Old Stage Rd. I am only commenting on the Variance of Garage Wall Height in this letter. It seems that the Variance addressing the question of Lot split and Minor Subdivision should have been dealt with in 2021 before Permits were issued.

In the way of context for the Board of Adjusters, I am an owner and full-time resident of Two Rivers and have owned my home and lived in TR since February, 2020. I have lived in my home 365 days a year every year since 2020, so it is difficult to not observe and question the process. The six permits (3 for SFD and 3 for DTG) are dated January 12 and 13, 2021.

The ongoing, longterm construction @ 306, 308 and 310 Old Stage Rd. has been challenging. Chris has done well in learning to communicate with me and treat me like a neighbor. Nonetheless, the process seems endless and the Garage @ 306 is 3 feet away from my fenced in back yard.

Yet, I am on another Lot in separate DuplexConversion. My 2nd story Balcony now looks out at a Garage with a High Rear Wall and only 3 Feet between the West facing 306 Garage Wall and my Fence and Back Yard. This is the emotional side of this whole experience for me.

I do not plan to attend the June 26th Hearing. As I mentioned to Kristie, at age 73, I no longer do meetings!

The instructions in the letters say to address questions/concerns to the City, so that is what I am doing. I have many questions, some of which seem like they need to be addressed to the County Building Department. While my concerns reference 306 Old Stage Rd. this is simply because it is the Garage in view of my Balcony that overlooks the Garage. In other words, my questions/concerns could also be made about the Garage belonging to 310 Old Stage Rd.

I am not a contractor or a lawyer, hence the many questions to learn about how the changes may impact my property and me:

- 1). What is the Rear Wall Height of the already constructed Garage @ 306?
- 2). What is the allowable Height of the Rear Garage Wall @ 306, given the fact that the 3 foot Setback was already in place?



- 3). Does this Wall Height pose any safety concerns with only a 3 foot Setback instead of the Permitted 5 foot Easement as originally posted on the Construction Permits for 306, 308 and 310 Garages?
- 4). It seemed while this Garage was under construction, that the West Facing Side Wall (the Wall opposite my Garage Wall) was/is a Firewall. Are the other Walls in the Garage @ 306 Firewalls? Are they supposed to be Firewalls or are they allowed to only be Drywall?
- 5). Do any of the changes to the original planned construction @ 306 affect anything on my Recorded Survey and Plat (Lot 2 of Lot 58)?
- 6). Will anything change in the General Notes Section of my Recorded Survey, to reflect the Variance for the 3 foot setback and Higher Rear Garage Wall @ 306 Lot 57A?
- 7). Do approved Variances of these types affect adjacent Property Appraisals?

Chris tells me that the County solution is to have P & C Enterprises have the roof torn off the Garage @ 306, have roof trusses torn out, and have the Garage roof fabricated into a pitched roof that slopes East and West, instead of the current North to South. I have a strong sense that all of this will be costly, and much time will elapse to order the needed trusses and line up the needed trades people to complete the work.

While I am not happy about the existing situation and the way it evolved, I do not want to partake in a decision that means it will cost a lot more time and money to the Lot owners. If possible, I would like to see a plan of what else needs to be done (landscaping and fences, for example) with a project plan that assigns firm dates to its progress, bringing the entire project to a speedy close. This seems like a more rational plan and one that will bring more peaceful closure to the endeavor.

I would like written responses to my above questions, from someone authorized and sufficiently well-versed in the issues, for my future reference and my property records.

Thank you for listening.

Sincerely,

Graceann T. Mayo