
Fwd: OBJECTION to Case #68-2025

Ross Halligan <ross.halligan@como.gov>
To: Patrick Zenner <Patrick.Zenner@como.gov>

Tue, Feb 4, 2025 at 2:36 PM

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From: **Mona Lim** <mml_809@yahoo.com>
Date: Tue, Feb 4, 2025 at 2:43 PM
Subject: OBJECTION to Case #68-2025
To: ross.halligan@como.gov <ross.halligan@como.gov>

I am writing in objection to the application of a Conditional Use Permit (CUP) to allow 5406 Gemstone Way to be used as a short term rental for a maximum use of 8 transient guests. Case # 68-2025.

I live at 2505 Quartz Ln, just a few lots from the applicant's address. This is supposed to be a single family neighborhood, and that's what I like about living here. I can envision Gemstone Way will be packed with cars from the renters and overflow to Quartz Ln encroaching the street parking off my lot. There are already some neighboring homes parking their vehicles on the streets, with the added traffic of year round renters, the streets will be packed with parked cars all the time, turning the street into a one lane street with parked cars on both sides.

I have seen this situation first hand some years ago when 5502 Gemstone Way, right across from my house, was sublet to multiple young people. That happened with the previous owner before this current owner. There were easily 8 or 10 cars in front of my house all the time. I see different people come and go all the time. I asked one of them one time if he owns the place and the response was "my buddy lives here". Visitors to my house were alarmed by the number of cars in front of my house.

If the City Council grants this permit, this neighborhood will be changed forever. There will be no more peaceful single families' neighborhood, increased strangers and vehicles all the time. I am sure council members would not want to see similar situation happened to their own neighborhood.

I'm unable to attend the public hearing on 2/6/25, so I'm putting my objection in writing here. I hope the council will consider very carefully about my concerns before making a final decision.

Thank you,
Mona Lim

February 1, 2025

Community Development Department
Via email: ross.halligan@como.gov

Re: Case #68-2025

Dear City Council,

I am the owner of 5501 Gemstone Way. I bought this property in 2023 for my daughter to reside in while she is attending college in Columbia. A very big part of my decision to buy the property located at 5501 Gemstone Way, was due to my understanding that this neighborhood was primarily comprised of home owners/families (not renters). A neighborhood comprised of families brings a certain level of comfort and safety, which may very well be thrown off if the request for a Conditional Use Permit is granted.

Further, my daughter is restricted to two roommates. Given that the properties are single family homes and were zoned for such when we purchased the home, we are prevented from having more than two unrelated roommates for her. This provides a nice balance between my daughter not living alone, but not having a home overrun with a large number of inhabitants. If a variance is given for one property, then it will likely be needed for anyone in the area requesting the same for equal treatment. Then our nice, family neighborhood could very well be overrun with transient persons that come and go and do not have any attachment to the property. When a person is attached to the property, they care more about the appearance and care – not only of the subject property, but the streets and sidewalks that should remain free of garbage and overgrown grass, trees, etc. Additionally, the more unrelated persons residing in the residence brings a greater number of visitors, which can lead to even greater numbers of persons coming and going at late hours or spending the night. My

daughter may never know who she will wake up to having out her front door the next morning.

Most importantly, I want the neighborhood to remain safe. We have 3 young ladies residing in this house, including my daughter. We should not need to install cameras or be concerned about their safety due to a more transient home across the street. The current neighbors are known – if not by name, then by appearances and vehicles. That is a comfort, not only for me but my daughter. Turnover of renters, larger number of visitors, and those without a financial connection to the home all bring safety concerns and deterioration of the neighborhood as it currently is.

Thank you for your time to read my letter. I hope to get an update after the meeting.

Best regards,

Jamie A. Splinter

Jamie A. Splinter
Attorney at Law