

Rad Dickson

From: Audrey Cassibry <audreycassibry@yahoo.com>
Sent: Tuesday, December 15, 2020 3:04 PM
To: Rad Dickson
Cc: Holly Williams
Subject: Rezoning of 12740 Black Forest Road

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Dear Mr. Dickson,

We are Tim and Audrey Cassibry and are landowners at 6410 Trappers Pass Trail in Black Forest. We would like to express our opinion of the rezoning request by Rob Haddock for 12740 Black Forest Road.

I (Audrey) participated in the Zoom meeting that he had with the concerned neighbors of this property. At this meeting, Mr. Haddock told us that the huge barn structure was for goats, which is laughable given the strength of construction, height, and size. The permits that he and Seeger Homes pulled state that the structure is a barn with a residence above. As he discussed his plan it became evident that this building was indeed for a commercial venture.

I asked him point-blank if he (and Seeger Homes) lied to obtain the permit for the barn and residence. He admitted that it was a lie and that there was NEVER any intent to have a residence there. Then I asked him if he felt that telling that lie meant that he was trying to deceive the neighbors and county. He stated that he pulled a residential permit knowing that it would be approved since that is the current zoning and that he saw no problem with pulling residential zoning permits under false pretenses knowing he would then petition to change zoning. I don't know what kind of crime lying on a permit application is but it should be one. I feel sure that Mr. Haddock (and maybe Seeger Homes) decided to obtain permits for a residence, build the structures, and then claim financial hardship if the county doesn't want to change the zoning. The relevant point is that Mr. Haddock intentionally lied to obtain permits for something other than the intended purpose. He admitted it and that admission was recorded and witnessed by over 30 meeting attendees who would be more than willing to testify via affidavit or in court. Additionally, while there is commercially zoned property nearby, his property is completely surrounded by other residential property and does not border or connect to any other commercial property.

The county should not reward this kind of behavior. If Mr. Haddock is willing to lie on a building permit application then what other kind of lies is he telling? I do not know if Seeger Homes was party to this lie, but it should have quickly become evident to them that this construction was not residential. I would think by now that the construction inspectors know the truth as well.

Mr. Haddock also stated that the barn would not be a manufacturing site, nor storage for his roofing business. Given his propensity to be less than honest, I don't believe that to be true. That building has the strength to support quite a lot of weight, more that ever needed for office space and mock-ups of his roofing systems which is what he told us would be in there.

Furthermore is the adverse impact it has on the neighboring property owners who bought their properties to be away from the commercial life. Many neighbors can see this giant monstrosity of a building. Because Mr. Haddock is less than honest, no one really knows what will happen there and how much it will impact daily life with traffic, noise, lights, etc. When the homeowner next door at 12790 Black Forest Rd complained that his huge "barn" entirely blocked her view of Pikes Peak, Mr. Haddock had the audacity to tell that she shouldn't be upset because his business next door will certainly increase the value of her property! How in the world can you remove a clear view of America's Mountain and the value go up? He did not care at all about her complaint. Again, he built this building under false pretenses. He doesn't have to live there so does not care about the neighbors.

If El Paso County ignores the fact that Mr. Haddock has been caught in a lie and awards him a zoning change or exemption then all other business owners will think that it is acceptable and the county will have lost all control over zoning. The rule of law should apply here even though Mr. Haddock has already sunk quite a bit of money into this project. The appropriate redress is not only to deny any application for commercial rezoning, but also to direct that the building be torn down as it was constructed under false pretenses. Failure on the part of the commission and the county to properly address this breach, particularly now that they have been notified makes the county culpable in this endeavor. Again, this Zoom meeting was recorded by Mr. Haddock's representative and there were over 30 witnesses to this admission of deception.

Please do right by the residents of Black Forest and all of El Paso County and disapprove of Mr. Haddock's rezoning request.

Sincerely,

Tim and Audrey Cassibry
6410 Trappers Pass Trail
719-331-0339
719-331-0379