

DATE: 6/12/24

TO: Ashlyn Mathy

RE: FILE NO: VA234 - VARIANCE OF USE - 11210 S HOLMES ROAD - EXTRA UNIT

FROM: Roland, Johann and Ingrid Kuehn - 970-420-5202 (Roland)

**WE WISH TO PARTICIPATE REMOTELY IN THE HEARING FOR FILE NO: VA234**

DOCUMENTS:

To whom it may concern:

My name is Roland Kuehn, representing my parents, Johann and Ingrid Kuehn, residing at 5580 Jason Road, CO SPGS.

My parents live directly west of the property applying for the variance for a third dwelling on less than five acres. We are adamantly opposed to a third building being added, which creates more traffic and a bigger drain on the resources. The resource we are most concerned about is the water table for our area.

In 2019, my family was told directly by Drew McAlmon that the first extra building being added was strictly going to be an office and recording studio. It was immediately turned into an Airbnb.

The building contains a kitchen, multiple bedrooms and a washer and dryer. It is my understanding that none of that has been allowed.

The MacAlmons have completely misrepresented themselves and should not be trusted to add another building on their less than five acre lot.

Besides the Airbnb that they have been marketing for years as the loft house with multiple bedrooms, they also built a rather large tree house that sits within ten to fifteen feet of the property line.

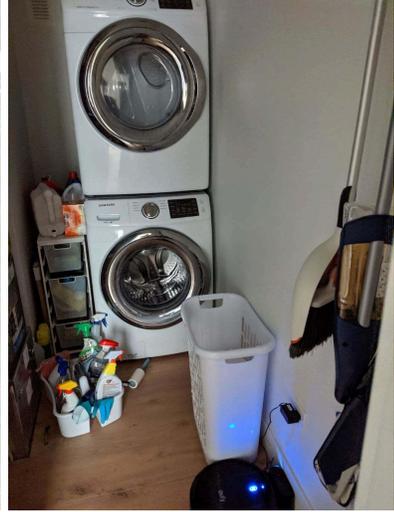
Someone has also taken down the fence multiple times and limbs have been cut from our trees that have obscured their view.

Not only do we vehemently oppose the McAlmons adding a third building, we would like the planning commission to look into their illegal and unauthorized second building which is being used in a manner not originally approved.

Thank you.

Roland, Johann and Ingrid Kuehn

PHOTOS OF TREE HOUSE NEAR PROPERTY LINE (ANOTHER OUTBUILDING?), CUT FENCING, LIMBS CUT FROM TREES AND WASHER DRYER (BIG WATER USER)



AIRBNB LISTING:

### Modern Forest Cabin - The Lofthouse

Share Save



Entire cabin in Colorado Springs, Colorado  
5 guests · 2 bedrooms · 3 beds · 1 bath

Guest favorite
One of the most loved homes on Airbnb, according to guests
5.0
297 Reviews

Hosted by Drew & Tarah  
Superhost · 5 years hosting

\$290 ~~\$243~~ night

CHECK-IN 6/15/2024	CHECKOUT 6/20/2024
GUESTS 1 guest	

Reserve

#### About this space

The contemporary Scandinavian charm is inspired by the surrounding ponderosa pine forest and combines rich textures with an uncluttered layout. Listen to classic vinyl or play a game from the comfort of the living room's window nook, swing couch, or egg chair.

Find us on Instagram - @thelofthouseco

Outside guests are not permitted without special permission/ approval. Permission for photo shoots, elopements, bridal parties all must be approved in advance. Max number of people in the Airbnb is 5. No exceptions.

The Lofthouse is two amazing spaces under one roof. The upper level, The Loft, is reserved for the homeowners and our clients. Our typical business hours are from 7 AM through 5 PM on weekdays. If there is an event larger than 10 people in The Loft, the homeowners will inform the guests out of consideration! The HOUSE is for guests! THESE SPACES ARE NOT CONNECTED INTERNALLY, meaning that everyone can operate independent.

The House is stocked with indoor and outdoor games, beautiful books, a record player and a whimsical outdoor firepit/outdoor living space. The area to the west of The Lofthouse is reserved for the homeowners and their children + pet to roam wild and free. We ask that guests are considerate in offering privacy to the family residence.

The Lofthouse has been a labor of love and was built with guests in mind! Our rules are simple. We ask that guests honor the space, the surroundings, the homeowners, our neighbors, and the dwelling while you stay with us. Truly, if you want to get to know this city we love in an amazing space, and are a responsible, good-natured adult, you might have just found your home away from home!

**House rules**  
Treat this space with respect and care. Our home is your home and we have done our best to make it cozy and lovely! Can you help us keep it that way? Here is what that means:

airbnb.com/rooms/334207267?adults=1&children=0&enable\_m3\_private\_room=true&infants=0&location=Colorado%20Springs%2C%20Colorado%2C%20United%20States&pets=0&search\_mode=regular\_search&check\_in=2024-06-15&check\_out=2024-0...

Photos Amenities Reviews

**Top 1% of homes**  
This home is one of the top 1% of homes on Airbnb.

**Featured in**  
Dwell, February 2024

**Designed by**  
Drew & Tarah MacAlmont

The contemporary Scandinavian forest and combines rich wood tones with a game from the coffee chair.

Find us on Instagram - @thelofthouseco  
[Show more >](#)

**Where you'll sleep**

Living room Bedroom 1

You are welcome to the entire downstairs, and outside lower deck. You are welcome to explore the land immediately surrounding the Lofthouse or play some games in the front field! Please keep your adventurous spirit contained to the front part of the lot, as the space above you, and behind The Lofthouse is reserved for dogs, wild children and our personal work.

NO smoking or vaping of any kind. Not in, on or around the property. Help us keep that Colorado mountain air clean.

No inviting other people over unless previous consent has been given. Alcohol is permitted, but in a responsible and mature manner. If you don't think you are responsible, mature, or of age, don't drink. If you do these things, you will be asked to leave.

Please park in approved parking area only.

Lock up when you leave.

Fires are permitted in designated fire pit ONLY. Hundreds of homes have been destroyed by fire right here in Black Forest, so PLEASE think and act responsibly with fire and only burn in the gas pit.

Quiet Hours are from 10:00PM- 6AM

Leave a photo for our guestbook!  
Note : By leaving a Fujifilm photo, you are granting permission/ license for the Lofthouse to use the photographs, royalty free, for any and all marketing and promotional purposes.

1200 sq ft, 2 bed, one bath, outdoor deck, front field

The Lofthouse is situated on our 5 acre property, a couple hundred feet away from our main house, so we are readily available for any questions or needs.

From this secluded setting it's only 5 minutes to the nearest Target, with the city limits just around the corner. The great Colorado outdoors awaits on the doorstep with many hiking and biking trails to explore.

1 designated parking spot. Please let us know if you'll need more than one spot.

7:28 AM 6/12/2024

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**Where you'll sleep**

Living room Bedroom 1

Like many Colorado homes, the Lofthouse does not have AC. Temps remain tolerable in the heat of the summer, by opening windows at night to create cross-breeze, and closing in the morning. In the hottest June- August months the indoors typically peaks at 74 degrees, by following our in-home instructions!

\* A fine of \$250 will be incurred if our rules are violated. Please be considerate.  
Guests will have access to about 1.5 acres of trees and open field on the property.  
The Lofthouse is only 9 miles from The USAFA (United States Air Force Academy)

**The space**  
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7:28 AM 6/12/2024

Photos Amenities Reviews Location

Where you'll sleep

1/2



Living room  
1 sofa bed



Bedroom 1  
1 king bed

~~\$290~~ \$243 night

CHECK-IN: 6/15/2024      CHECKOUT: 6/20/2024  
 GUESTS: 1 guest

Reserve

You won't be charged yet

\$243 x 5 nights	\$1,213
Cleaning fee	\$100
Airbnb service fee	\$185
<b>Total before taxes</b>	<b>\$1,498</b>

**Lower price**  
 Your dates are \$48 less than the avg. nightly rate of the last 60 days.

Report this listing

What this place offers

- Kitchen
- Free parking on premises
- Washer
- Private patio or balcony
- Indoor fireplace: pellet stove
- Wifi
- HDTV with Roku
- Dryer
- Private backyard - Fully fenced
- Exterior security cameras on property

Show all 42 amenities

Photos Amenities Reviews Location

\$290 \$243 night  
 ★ 5.0 · 297 reviews

Reserve



**Arlene**  
 Phoenix, Arizona  
 ★★★★★ · 2 days ago · Stayed with kids  
 This place was absolutely the best! From the second we arrived, we fell in love with the place. It was beautifully decorated, so bright with spectacular views. The location wa...

**Elizabeth**  
 Davenport, Florida  
 ★★★★★ · May 2024 · Stayed a few nights  
 This place was so cute and cozy! My friends and I thoroughly enjoyed ourselves and felt right at home. I would highly recommend staying here while visiting Colorado Springs.

**Helen**  
 Denver, Colorado  
 ★★★★★ · May 2024 · Stayed a few nights  
 We found Drew and Tarah's place easily, a short drive thru a wooded area. Once there, we discovered a cozy vacation home we shall visit again. Words that might describe what w...

**Diana**  
 New York, New York  
 ★★★★★ · May 2024 · Stayed with kids  
 We had a great stay at Drew and Tarah's place. The natural light that shines through in the afternoon is just--wow! It was hard to leave the cabin and go explore Colorado Springs...

**Jeanne**  
 New York, New York  
 ★★★★★ · May 2024 · Stayed a few nights  
 Hands down, the best airbnb! Perfect in every way.

**Jamie**  
 Cincinnati, Ohio  
 ★★★★★ · April 2024 · Stayed a few nights  
 The hosts were kind, responsive and the stay was beautiful! We had a great time and would definitely come back again. We even talked about taking some design inspo for our own...

Show all 297 reviews      Learn how reviews work

### Photo tour

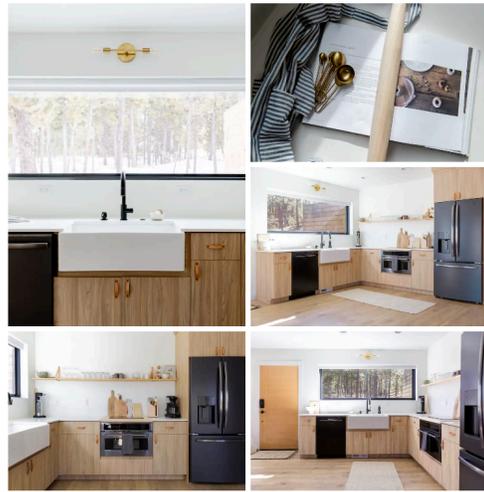


### Living room 1

Sofa bed



### Full kitchen



### Dining area

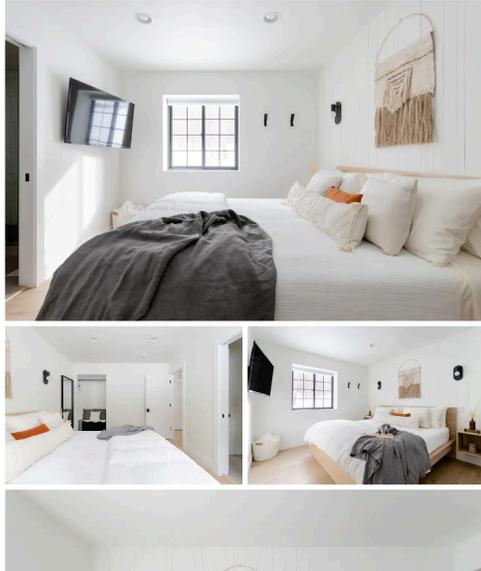


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Share Save

### Bedroom 1

King bed



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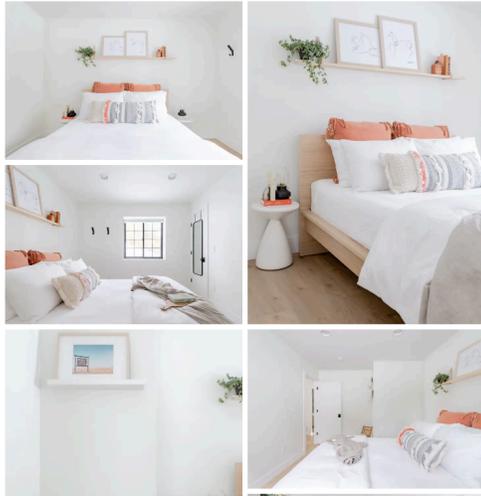
Share Save

King bed



### Bedroom 2

Queen bed



<

Share Save

### Full bathroom



Exterior 2



Exterior 3



Exterior 3



Exterior 4

