

## Kylie Bagley

---

**From:** Sameer Bhatia <sbhatia.us@gmail.com>  
**Sent:** Monday, August 29, 2022 12:53 PM  
**To:** Kylie Bagley  
**Subject:** File: AL2214 Parcel ID: 7124103061 Special Use Request fir Anne Seglem Minor Kennel

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

Dear Kylie,

I am writing in response to your letter dated 8/17/2022 seeking comments on the matter regarding the request by Anne Seglem, 17340 Fairplay Dr, Monument 80132 for a special use permit to allow for a minor kernel (8 personal dogs).

The zoning in our neighborhood currently allows for up to 4 dogs per household. The Seglems should have checked what the local ordinance is before acquiring 8 dogs. They have been in violation of the code for several years and this has been a source of nuisance for the immediate neighbors. Their immediate neighbor, Allen Peterson, who I am good friends with, was quite fed up with the constant barking of the dogs and the Seglems would not do anything to alleviate the issue. Allen ended up selling the house to move to a quiet neighborhood.

I live on Early Star Drive directly behind the Seglems. So far there had been plenty of open space providing the buffer so I would just only rarely hear their dogs barking. Recently, the open space that was privately owned was purchased by the residents of South Woodmoor. It is sometime in late spring this year that Seglems put a new fence on the newly acquired tract and started letting their dogs loose in there when the nuisance started. As their property line has now come closer to mine as well as the community trail that is used by the residents of South Woodmoor, there have been numerous occasions when the peace has been disturbed because of their dogs. Anytime someone walks the trail with their dog, the four big dogs of the Seglem household start running in frenzy accompanied with loud barking. I have witnessed this so many times and have made numerous complaints to the Woodmoor Improvement Association (HoA) but the problem continues to persist. Note that people walked their dogs on the trail for several years, this was not an issue as Seglem's dogs were contained by the fence that was far away from the trail.

There is a reason the county limits the number of dogs to 4 based on the current zoning. I am inclined to say that 4 may have been reasonable several decades ago, but as more houses have been built in our state, it is time to revise the limit to 2.

Approval of the special use permit would set a bad precedent, as other residents who have recently acquired extra land just like the Seglems may be tempted to follow that example and if that happens, our peaceful community that we have called our home for the past couple of decades would become a giant dog park.

The dogs in question are innocent and even though I have all the compassion for the poor animals who have nothing to do with this situation, the fact remains that their owners have acted irresponsibly by having more dogs than allowed and ignoring the request of their neighbors to keep the situation in check and caused nuisance not just for the neighbors but community in general as the trail is used by several residents on a daily basis to walk their dogs. Seglems can find another house in the countryside that has the zoning to accommodate all their dogs as an alternative.

Ignorance of the law is no excuse for exemption, one might be in the habit of jumping the traffic signal and finally when

pulled over by the cop for the violation, I wonder how the argument would stand if the offender were to say that I have been jumping the light for years, can you please allow me to continue doing so as I have not caused any accidents.

I plead that the special use permit be denied and also Seglems be instructed to contain the dogs to a boundary not exceeding 20 feet from the back of the house so that they don't come too close to the trail.

Please let me know if you have any further questions.

Regards,  
Sameer Bhatia  
17275 Early Star Dr  
Monument, CO 80132