

Exhibit I

To Whom It May Concern,

I have residence at 716 Avocado Street, Pueblo, Co. 81005. I oppose allowing the two shipping containers as they protrude 4 feet above the fence on the Northwest corner of the 4025 Lucille Street property. They are ugly and appear to be rusting on the top. The one is 3 feet from the fence on the north and on the west, setback is 5 feet by ordinance. I can see them from my bedroom window.

Until last year, when suddenly 5 trees began to die from some type of poison, these were not completely visible until the leaves fell in the fall. Then they were easily seen. They take value away from my home and my parents home for 45 years who live at 722 Avocado st. Pueblo, Co. 81005. These are not compatible for our neighborhood of housing. The owner accesses these containers at all hours of the night – lots of slamming of metal doors, yelling and loud vehicles coming and going.

For many years the stored materials at the backyard of 4025 Lucille St address have allowed habitat for feral cats. We have found dead cats in our yard, and live cats also set off our security lights at night, so we never know if it is a human intruder or a cat.

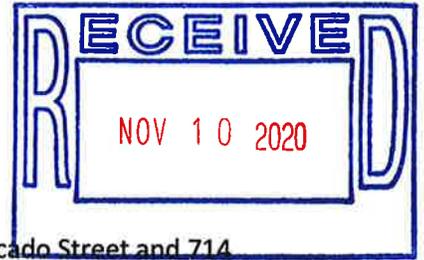
These shipping containers are on railroad ties with many gaps which allow cats and vermin such as mice and rats to inhabit. The stored materials have been many over the years. I have seen them from the roof of 722 Avocado when helping my handicapped father service the roof mount swamp cooler. There are construction materials like cement blocks, piles of wood, and many cords of stacked split wood. Mr. Warznack at 724 Avocado Street mentioned that he heard that a large sum of expensive copper was stolen from the back yard of 4025 Lucille, and that there have been numerous trespass situations where the police have been called.

Having open storage is a very bad idea and these rusty leaking metal shipping containers do not belong up against a residential area. They seem to be an attractive nuisance for thieves and various types of vermin.

In ending I would like to point out that there is a storage facility on Pueblo Blvd just south of 4025 Lucille that allows no open storage and the owner has spent a great deal of money building safe, secure storage units that are well maintained. There is a hairdresser beauty shop on that property. If the owner of 4025 Lucille wishes to have a storage facility then he should build one and make a real investment and keep people out of the area at night, so we are not disturbed in our sleep, and so our sense of security is not violated while protecting our investment.

Sincerely,
Rene Fancher

Exhibit J



11-9-2020

Re: ZBA-2035 and ZBA-2039

We, Sylvia and Larry Fancher, owners and residents of 722 Avocado St., 716 Avocado Street and 714 Avocado Street properties that abut 4025 Lucille St on its west side. We have lived here for 45 years. We came to Sunny Heights when the streets were unpaved, no curb and gutters and we had septic tanks. 4025 Lucille was a residence for Mr. Kent. There was no car wash operation now directly across from 4025 Lucille, there was no miniature golf operation on the north side of 4025 Lucille. The gas station on the East side of 4025 was a small building selling only gasoline.

We oppose granting of variances for Shipping Containers and open storage for 4025 Lucille. Said containers are rusting hulks, we have provided photos of the two rusting metal containers. Both containers encroach on the side yard setback, set on railroad ties, under which varmints find shelter. Various piles of salvaged items stored on property and with shipping containers provide shelter for vermin and feral cats.

We look out of our bedroom window, bathroom window and kitchen windows and see the ugly paint faded rusting shipping containers every day.

There is a major drainage issue with 4025 Lucille street address. Owner has stacked salvaged materials in the drainage easement on the East side of his property. Water should drain to the Northeast corner of the property and instead pools in the North West Corner that abuts our properties. All sheds and shipping containers and piles of salvage material such as the big pile of salvaged concrete blocks shed water. We have had to berm up to keep the water off our property. Two sheds on property encroach on side yard setback to our property and drain water onto us. We question if the salvaged painted concrete blocks may have lead based paint. We have had 5 trees die off that are on our side of property by the shipping containers. They began to die in August 2019 and have all died by now. We often smell strong chemical odors that's seem to come from the area around the shipping containers.

We see 4025 Lucille as an Attractive nuisance for feral cats, vermin and thieves. Many items have been stolen from the 4025 Lucille property and several attempts to break into the house. Police have been called. The most recent time was on September 12, 2020 with guns drawn. With the high wooden fences it is a perfect place for criminals to take advantage of.

Often times at night we hear noises from the property late at night and our dog lets us know something is happening there. Our peace is disturbed and we feel our property values are affected.

Sincerely,

Sylvia and Larry Fancher

Larry Fancher *Sylvia M Fancher*

The back of our house is 20 feet from west side of 4025 Lucille.

NORTH

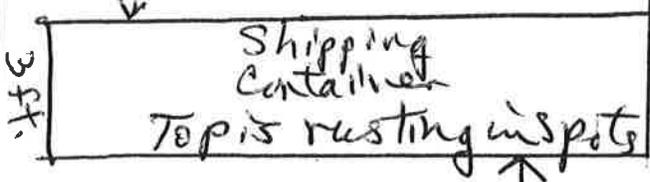
Exhibit J

8ft. Fence (wood)

ChainLink

Stacked Firewood

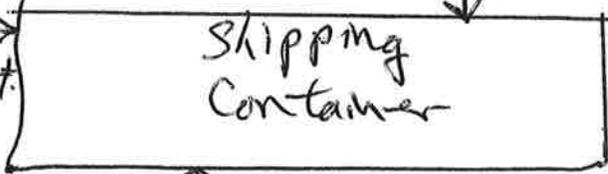
3ft



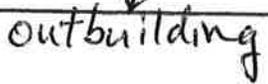
3ft



20ft.

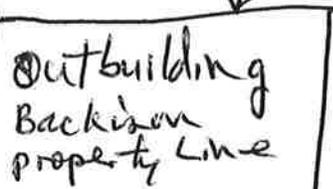


3ft



2ft

8ft.



8ft.

10ft



Applicant failed to mention the 2 out building and travel trailer as presented to the Board of appeal.

wood fence

Black wall 1/2 ft set in mortar

Force-wood - Belongs to Cliff Brice owner of Property
 Drainage easement

GAS Station

ZBA-20-35
 ZBA-20-39

4025 Lucille,
 Lucille St.

Exhibit J

ZBA-~~20~~20-35-ZBA-20-39
4025 Lucille St.

#14-Photo of Property owner outbuilding Blocking his view of Shipping Containers, - from ^{View} 724 Avocado

#15- Outbuilding of 724 Avocado blocking ~~over~~ owner of 724 Avocado who approves of 4025 Lucille Shipping Containers.

#16. Another outbuilding on 724 Avocado property that blocks owners view of 4025 Lucille Shipping containers & stored recycled Salvaged. Building materials

#17, Block wall - 4025 Lucille block not set in mortar - Dangerous.

#18 Block wall from Westside of 4025 Lucille, not set in mortar Dangerous to humans & Animals

#19 Same as #18-

#20 - Block wall of 4025 Lucille - Behind is blocks, concrete, that have fallen over, Not Stacked Safely. These are salvaged Block - Been there 30 years. Painted - Maybe lead based Paint.

In Photos presented to Planning there are views of Stacked Block. These can Fall over like those in photo #20 - were until they fell over. Lots of Blight and Habitat for vermin, snakes and feral cats.

Exhibit J



Exhibit J



Exhibit J



Exhibit J



Multiple Break-ins have Occurred as neighbors have reported to me.

Exhibit J



Mo B's Boat & RV Storage. No address posted.

it's 4500 Thatcher
Note Shipping Container and Sign. **OPEN** Storage

B&F Storage No open
813 Pueblo Blvd. Storage.

B

Exhibit J



Damaged Surfaces. Drainage Delt with?

Around Corner from 4025 Lucille.

Exhibit J



C

West/North Corner as seen from.
Bedroom window at 716 Avocado.

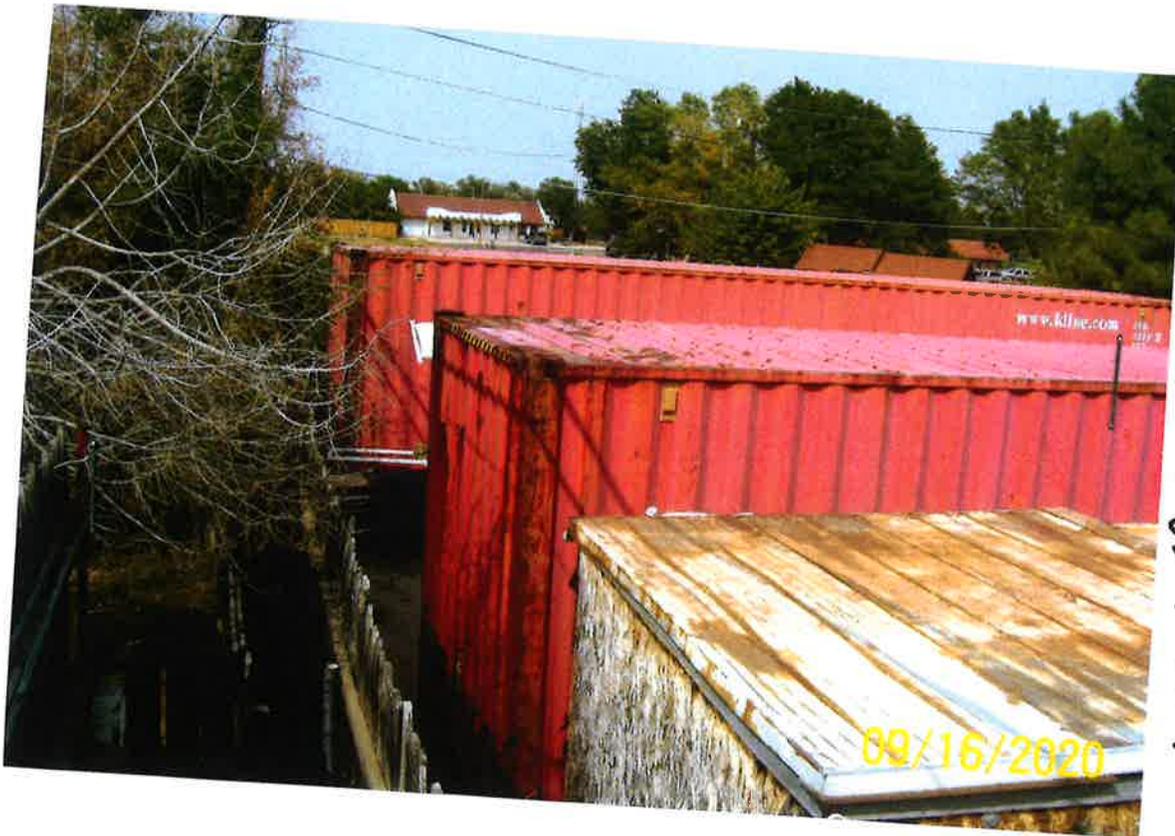


As seen from
East Bedroom
Window,
Kitchen window
and Bathroom
windows.
at 722 Avocado

Exhibit J



Storage
Containers
Sitting on
Railroad ties
Evidence of
chemical
spills, many.
Habit for feral
cats under
shipping
Containers



View of
Rusted
top
close to
Fence 3 ft.
moved in
shed 3 ft.
from fence
Property
line



Rusting out
top of Shipping
Containers
in many
locations
Leaking?

Exhibit J

E



more evidence
of rust condition
and stored
construction
material.



Trees that began dying last July, 2019 after we smelled strong chemical ~~and~~ odors.

One dead Juniper
One 70% dead.

One dead Hackberry
that we removed.

One dead Apple tree
which we removed.

It is not uncommon for us to smell strong chemical odors, so

Bad we must close all our East facing windows and at times have to shut down our roof mount swamp cooler to keep fumes out of house.

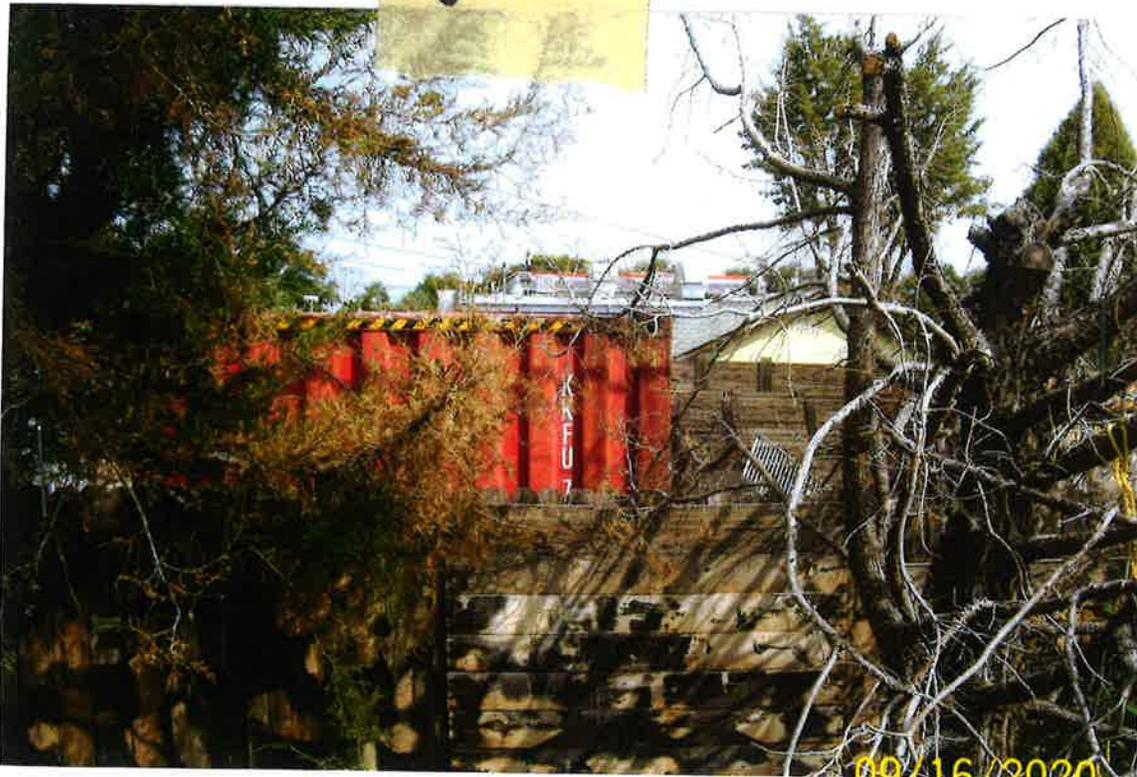
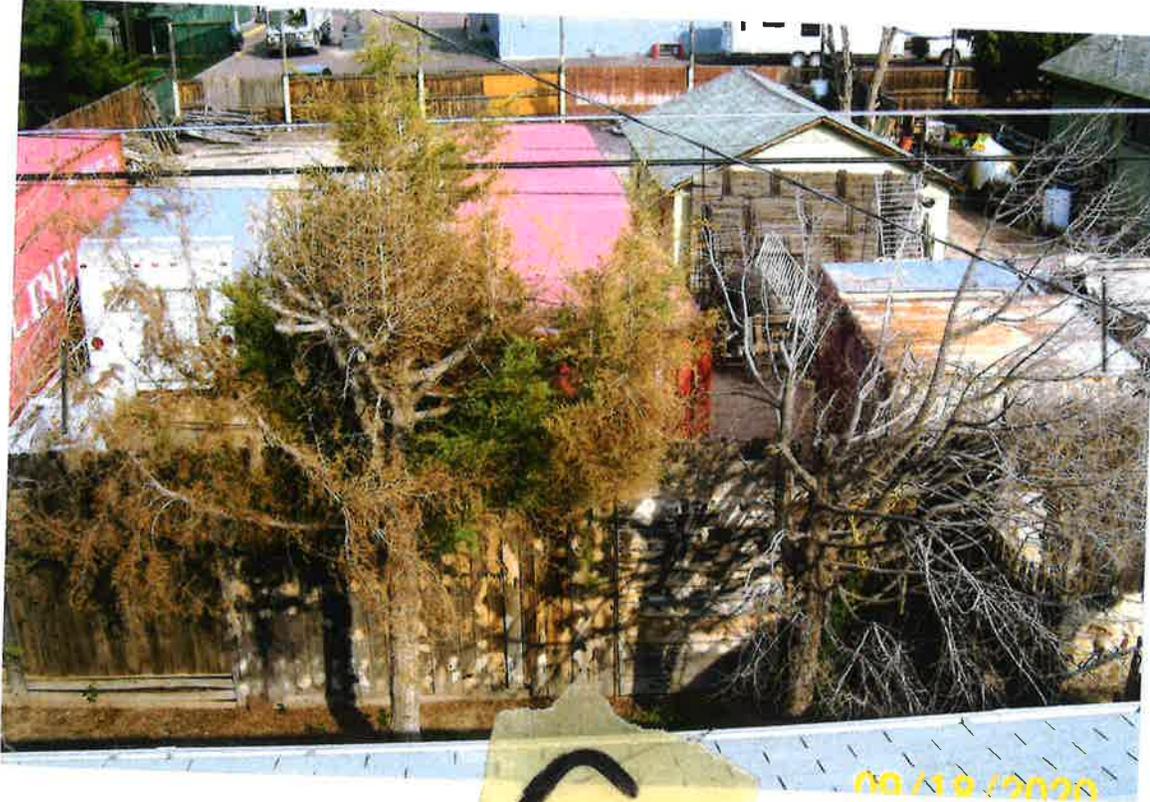
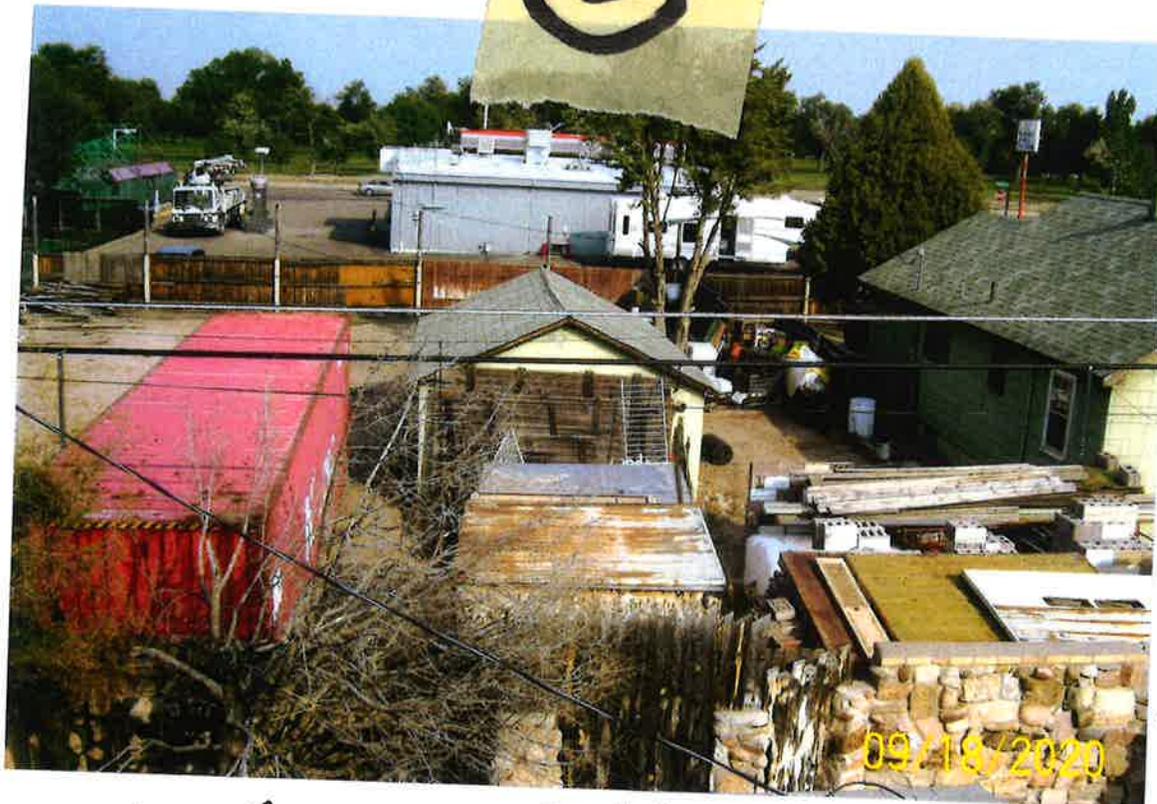


Exhibit J



From
roof of our
House looking
East
open stored
materials
where varmints
can find
shelter
Also dead
trees.



Owner has
used this as
construction
material
storage for
many years.
Since June he
has been
cleaning up
it was much
different in
June

Notice the concrete blocks
other photos show roofing material & trash wood
Bottom photo lower Rt. Corner is a shed built on property
line - No set back.

Exhibit J Easy access and attraction for Criminals.



Containers are 3ft. from property line North & West.

North
West Corner
4025 Lucille
3ft. from West
fence
3ft. from North
Fence.
Where Fence
has broken from
people climbing
over.

H



View of
fence North
from Fun Putter
Buses where
Homeless people
stay.

West side of 4025 Lucille

Exhibit J



I

Soil has
Become
Steril
Note
Stump
of Hackberry
Tree
Removed.

Have been
flushing
soil all
summer
with thousands
of gallons of
water.

Exhibit J



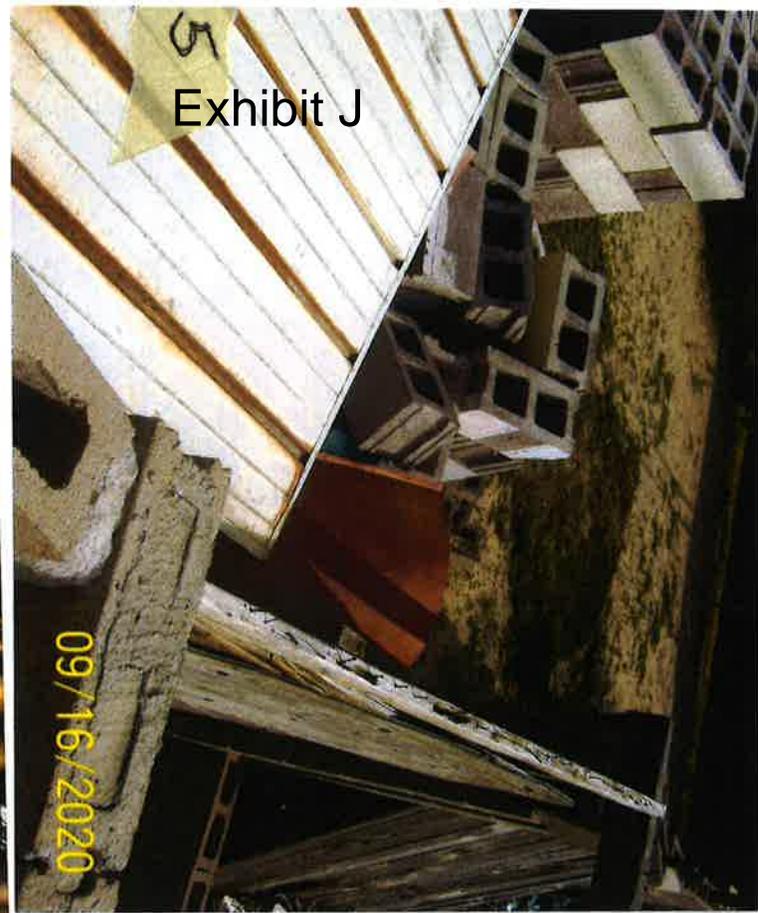
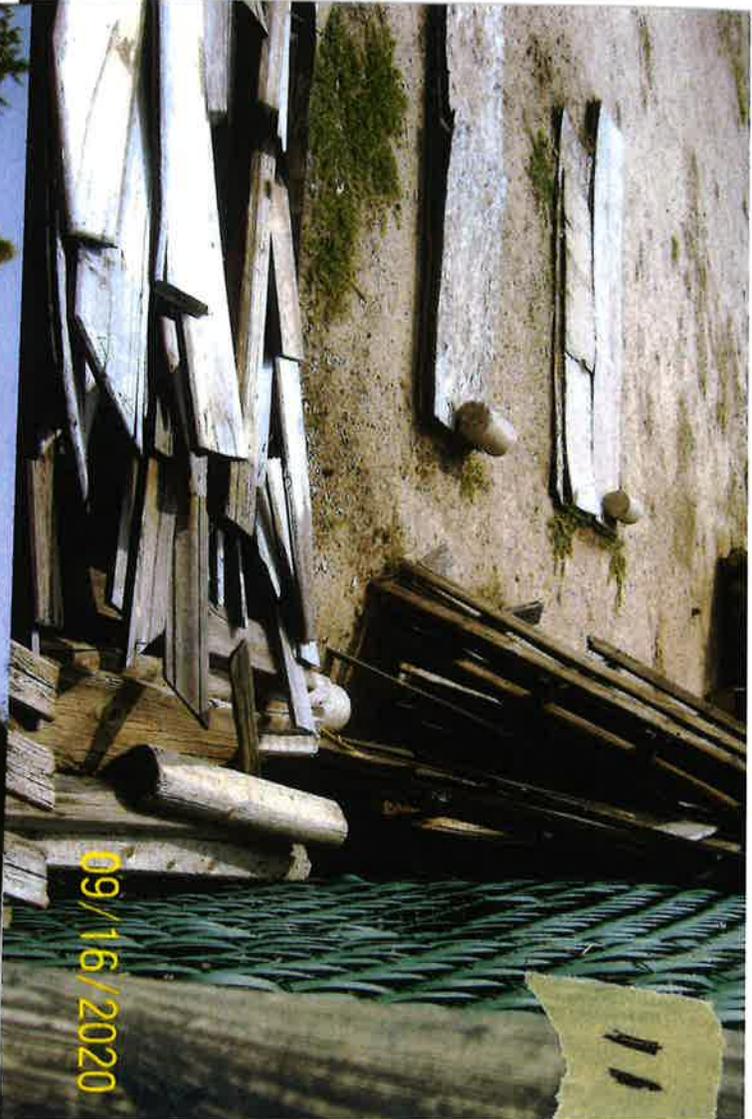


Exhibit J

Exhibit J



Exhibit J



ZBA 20-35 ZBA-20-39 Exhibit J



Exhibit.
A₃

View of Cactus Street side of Mo B's
Storage. Razor Concertina Wire
Open Storage invites theft.
Creates a Community Policing matter.

4500 Thatcher Ave.

ZONING Board of Appeals

Exhibit J

Re: ZBA 20-35 and ZBA 20-39



Exhibit A1

Razor
Concentina
Wire added
since Sept. 2020
to deter theft,
Result of
OPEN Storage



Exhibit A2

Centina, Razor
Wire, around the
entire Fencing
Due theft
issues.
Result of
Open Storage

Exhibit B shows Storage Facility, No open
Storage as contrast.
4500 Thatcher AVE