

**From:** [Lon Allen](#)  
**To:** [Sally Ross](#)  
**Subject:** Fair Acres Ranch Historical Property  
**Date:** Wednesday, December 21, 2022 1:06:17 PM

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Dear Sally Ross,

My name is Lon Allen and I am an adjacent property owner (29605 RCR 14) to the "Planning Project" #PL20220098 being filed by Joshua and Carrie Babyak. I am concerned that the request for a variance for an historic secondary dwelling unit is not legal under Colorado law and does not even meet the requirements set out under the law for a secondary dwelling unit. Square footage and distance from the existing dwelling are (2) that come to mind and who knows what else. We have these laws in place to protect one another as property owners. I am not sure that this is a good idea and I will need to know how this can happen and how there is already a dwelling being built and no existing VARIANCE in place.

I have received your notice of public hearing. December 27, 2022 at 9:40 am. It is a time in which a lot of neighbors and other concerned Routt County residents may be out of town as it is the biggest holiday time for travel of the year. I know that it definitely is a conflict with my family travel plans.

I believe a hasty decision on this matter may not be in the best interest of myself and many other Routt County residents particularly those of us who live on private acreages across the county.

Sally, your recognition of and response to this letter would be much appreciated.

Sincerely,  
Lon Allen & Eileen Allen  
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