Dear Sir/Madam,

My name is Jackie Robb and I live at 6755 East Exposition Avenue, Denver, Colorado 80224, which is the residence directly north of the subject property (*i.e.*, residence of Ben Wiederholt located at 6750 East Exposition Avenue, Denver, Colorado 80224). I am writing this e-mail as I do not support the rezoning application for the following reasons:

1. Winston Downs is a neighborhood consisting of single-family homes with no accessory dwelling units ("ADUs"). I would like to preserve the family and community feel of the neighborhood and believe that the addition of an ADU would compromise the current integrity of the neighborhood. The addition of an ADU would also set precedence and leave open the possibility of additional ADU's further compromising the family lifestyle of our community. We are a community of single-family homes with new, young families and believe that the addition of an ADU would detract from the close-knit feeling we currently enjoy.
2. Mr. Wiederholt provided false statements to me and to the Board of Directors for the Winston Downs Homeowners Association regarding his reasons for requesting the zoning change, as well as false statements regarding the use of the addition that he built above his garage. In fact, Wiederholt admitted during a Winston Downs Homeowners Association meeting on November 14, 2023, that his "credibility is bad in the neighborhood," and he is "working to make it better."
3. Mr. Wiederholt's reasons for requesting the zoning change do not justify a zoning change from S-SU-F to S-SU-F1A.
4. The occurrence of illegal parking by the Wiederholt's family members and Airbnb guests.

Mr. Wiederholt told me that the reason he is requesting the zoning change is due to financial reasons. He stated that he lost his job, was in a car accident, and some of his Airbnb guests were complaining about the drape that separates his residence from the Airbnb. He indicated that he was getting bad reviews from some of his Airbnb guests, and because of that, he was not making enough money on the Airbnb.

According to Mr. Wiederholt's Airbnb website, he has received 59 reviews with an overall rating of 5. None of the reviews are negative. In fact, Wiederholt and his wife are "Superhosts." Airbnb Superhosts are the top-rated, most experienced hosts on Airbnb, with a strong track record of hosting Airbnb guests. Superhosts earn, on average, 60% more revenue per day than standard hosts.

Although Mr. Wiederholt told me that he was requesting the zoning change due to financial reasons, he recently installed solar panels on his residence, including the addition, and purchased a new Ford Expedition SUV that he leases. Wiederholt and his wife have seven children and as a result they have six vehicles including the Ford Expedition SUV.

As advertised on Mr. Wiederholt's Airbnb website, he provides a single parking space for his Airbnb guests. However, some guests have more than one vehicle, or the vehicle is too large to fit in the space provided resulting in illegal street parking. Also, Wiederholt does not have sufficient space to park his fleet of six family cars in his driveway. At least three of his six vehicles are regularly illegally parked in a 'no parking' zone in front of his house or in the '1-hour' parking zone across the street.

Mr. Wiederholt's pattern of deceit began when he moved into the neighborhood and stated that the addition to his house was going to be a space for his eldest son. He eventually changed his story to say the addition would be for his and his wife's parents to reside in when they visited because they would need the space and privacy. Wiederholt never indicated that the addition was going to be an Airbnb; however, once construction was completed, he started to rent the addition out as an Airbnb. He has been renting the Airbnb for over two years and it appears to me that it is rented more that 90% of the time each year.

Based on the above information, Wiederholt has not provided sufficient information to justify a zoning change from S-SU-F to S-SU-F1A. As a result, I believe rezoning application # 20231-00113 should be denied.

Thank you.

Jackie Robb
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