DOUGLAS COUNTY
COLORADO

Memorandum

Date:	**May 15, 2025**
To:	Douglas County Board of Adjustment
From:	Terence T. Quinn, AICP, Director of Community Development
CC:	Carolyn Washee-Freeland, AICP, Senior Planner Michael Cairy, Zoning Compliance Manager Steven E. Koster, AICP, Assistant Director of Planning Services
Subject:	**Bald Mountain Estates Filing 1, Block 5, Lot 3 – Variance**
Project File:	**VA2025-003**

The staff report for Bald Mountain Estates Filing 1, Block 5, Lot 3 – Variance request was submitted to the Board of Adjustment for the May 20, 2025, hearing. Attached are Staff and Applicant responses to community input received to date.

The following item is attached for the Board of Adjustment review:

Attachment 1 – Response to Community Input

Carolyn Freeland

From: Matthew Dziubanski
Sent: Friday, May 9, 2025 10:40 AM
To: sarmiento.emily@gmail.com; diego.m.sarmiento@gmail.com; tom.turner@heicivil.com
Cc: Carolyn Freeland; Michael Cairy; Tim Pendleton
Subject: (VA 2025-003) Conversation with neighbor Tom Turner

Hi Emily and Diego,

To address your concern about flagging the contractor to prevent similar experiences in the future, you can submit a formal complaint to Gina Thompson, our Building Contractor Licensing Specialist, at **gthompso@douglas.co.us**. Your complaint will then be added to the contractor's file.

If Douglas County receives multiple complaints about a contractor, the Building Official has the authority to suspend or revoke the contractor's registration in accordance with Section 20.8 of our Building Code Amendments.

I reviewed Sunset Builders LLC permit history in Douglas County and found that he has only obtained one other permit, back in 2013. That permit passed all required inspections and has been closed.

Thank you,

Matthew Dziubanski | Chief Building Official
Department of Public Works, Building Division
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-660-7319
Email | mdziubanski@douglas.co.us

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CC

From: Emily Sarmiento <sarmiento.emily@gmail.com>
Sent: Tuesday, May 6, 2025 4:46 PM
To: Carolyn Freeland <cfreeland@douglas.co.us>; tom.turner@heicivil.com
Cc: Michael Cairy <MCairy@douglas.co.us>; diego.m.sarmiento@gmail.com
Subject: (VA 2025-003) Conversation with neighbor Tom Turner

Hi Carolyn and Tom,

With Tom Turner's permission, Diego and I are writing to recap our phone conversation with him this afternoon. This was to follow up on Tom's concerns about our variance project, which he shared with the Planning team.

We have always known Tom to be a thoughtful neighbor. We knew there was more to the story we should understand from his perspective, and we respect his expertise in the building profession.

Tom shared more personal context for his concerns; we won't recap that here. He asked thoughtful questions and listened to our answers. As a result of the conversation, Tom confirmed he did not want to stand in the way of our

working to make things right through the variance process. Our understanding--and Tom, please rephrase if this is not how you would state it--is that he will no longer object to our variance request.

Tom asked that we raise the question about flagging the contractor with the County to ensure the same experience we've had won't happen again. We contracted in good faith with Sunset Buildings in late 2019. They did the design and site plan, and they secured the building permit. They were the interface with Douglas County on the requirements; we only engaged as they prompted us to. I have relocated many of those emails, going back even 5+ years. They were notified about pending approvals and permit steps, not us.

At Tom's request: Is there a process to formally register a case like ours in a way that ensures others aren't affected by a similar practice, where the contractor doesn't meet requirements?

Thank you, Tom, for your time and perspective. And Carolyn, thank you for your continued guidance through this process.

Respectfully,
Emily & Diego Sarmiento

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Emily Sarmiento
sarmiento.emily@gmail.com
719.502.1219 (cell)