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S10-0009 Villa Florentina Bed & Breakfast_BOS-April 10, 2019

1 message

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To: edc.cob@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us

I am a resident living on Carvers Rd near Villa Florentina and have been adversely affected by the noise of their large events and the traffic. I have previously submitted letters and have also spoken at an earlier hearing. Please adopt the recommendation of the Planning Department to modify their Special Use Permit to remove the use of special events and amplified music or adopt the compromises the Planning Commission made. The Bed and Breakfast business the Anderson's operate fits with the neighborhood and does not cause disturbances for their neighbors. The large events have repeatedly been a problem for myself and others in the neighborhood and do not have a place in a residential neighborhood such as ours.

This is not about one "disgruntled" neighbor. We are very lucky to have Robin Smay as our unofficial spokeswoman for the neighborhood. She has put a lot of time and effort into this and yes she is by far the most affected. But she is not the only person and that should also be acknowledged. This is about a **WHOLE** neighborhood. It is very easy for people to look from the outside in and say get over it or that it is a "slight inconvenience". It is a big inconvenience, a nuisance and a safety issue.

To get to Villa Florentina you have to cross a one lane bridge and go down a one lane road. Villa Florentina is at the end of Carvers Road and on the narrowest part. There have been multiple occasions where the road has been blocked by cars waiting to get onto the property. Villa Florentina is not providing any traffic control which from my understanding is part of their Special Use Permit. When cars come and go they are at times driving at high speeds. Carvers Road has blind spots with one of them very close to the Villa. Since the Anderson's purchased Villa Florentina I have come close to multiple accidents there between myself and the Villa's guests, staff and vendors.

What if there was a fire on Mt. Murphy or this street? Carvers Road has no outlets. How are all these people going to get out in an emergency? That puts us as a neighborhood in harms way along with all those guests. In the 11 years I have lived here there have been 2 fires on Mt. Murphy so this scenario is not very far from reality. The chaos that ensued with these fires would have made it very difficult if not impossible to get all these people out without hindering the firefighters and keeping everyone safe. The bridge gets shut down along with the other road on this side of the river. That leaves residents and guests trapped in the area. This is a major safety issue and I am baffled that this was not thought about more when issuing the Permit.

I have read many of the submitted comments from multiple people supporting Villa Florentina from past hearings. But these people do not live in this neighborhood. One in particular comments that you cannot hear the music unless you are on the property. My brother lives a mile away and he can hear the music. Before I moved here I camped and stayed at numerous places in the community with friends. None of the many venues close to those areas music was at the level of the music held at Villa Florentina. There is repeated documentation of the noise levels at Villa Florentina being above the permitted levels. This is still happening even after the Anderson's were advised by the Planning Commission to modify how they amplify their music during their events. The previous owner ran the business and events in such a manner that if I didn't know it was going on I would not have heard anything. There was a great rapport with the neighborhood also. I am at a loss as to why the Anderson's are unable, or more apparently an unwillingness, to operate in the same manner.

Yes a business like Villa Florentina is important to our area and the County. But they are not the only venue for weddings and events in the area that utilize local businesses. There are 2 wineries in very close vicinity that offer wedding and event facilities that are beautiful and memorable and bring business to vendors in the area. I have attended multiple weddings and events at these places and have always been stunned at the beauty they offer.

The deciding factor should not be that this is a needed business for the local economy. It should be that it is a business that fits within the neighborhood and operates within the rules of its Permit. This business does not. Villa Florentina has run repeatedly in violation of its Special Use Permit. A list of it's violations to date that I know of are:

- 1) Noise Ordinance (repeatedly even after advised to modify how music was amplified)
- 2) Traffic Control
- 3) Ceremony on un-permitted lawn
- 4) Owners not residing on property (I was just recently told the caretakers

moved out at the end of the year of their own will, at this point it is
apparent nobody is residing there on a daily basis)

All of these violations have detrimental affects on the neighborhood. Mr. Anderson has repeatedly said he "didn't know" or "I can't do that". How can a business owner not read the Permit requirements when they decided to take on the business. That is not a remorseful business owner who is likely going to make the necessary changes required and follow them. Mr. Anderson is quoted by the news as saying "We can't tell the people they can't make the sounds of happiness". There is a big difference between people cheering and amplified music that exceeds the sound ordinance. This is just another example of a business owner that has no desire or willingness to follow the rules stated in the Permit or any of the revoked conditions of the Permit. The Anderson's have not at anytime apologized to the neighborhood for any wrongdoing. That says something especially for a business that operates in a residential neighborhood. My hope is that you will take that into consideration when making your decision.

I live on property #4 on the map. You would think from this distance I would not be as affected by the noise. That is far from reality. The noise has been so loud at times that I have had my windows rattle. The sound travels right onto the property. On Saturday nights when there are events one has to make the decision to either leave until the event is over or sit in your house with the windows shut and the television turned up to block out the noise. When you do not have A/C this is a very uncomfortable situation to repeatedly have to deal with. This is unacceptable for a residential neighborhood.

I am asking as an individual and as a resident of this neighborhood that you please take all this into consideration when making your decision on the Special Use Permit. Businesses like Villa Florentina have been shown not to work in residential neighborhoods. And ours is no different. Thank you for your time and in advance for helping restore a sense of peace to our neighborhood.

Joella Van Thull

from my iPhone

 **attachment 1.pdf**
1171K

Neighbors of Villa Florentina, Coloma, who have repeatedly complained about the noise and nuisance and/or have repeatedly attended Planning Commission meetings to modify their Special Use Permit

