

Mazal Motors
1852 S Havana Street
Aurora, CO 80012

November 25, 2022

Planning and Development Services
City of Aurora
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

RE: MINOR AMENDMENT APPLICATION
1852 S. HAVANA STREET
AURORA, CO

Dear Sir, Madam:

In early 2021, Mazal Motors submitted a conditional use application to convert the existing insurance office use to one that allows the sales of automobiles. That application was subsequently approved along with a Minor Amendment Application which sought approval to add perimeter fencing and gates. The fencing and gates were needed to deter vandalism to the vehicles during the late night hours.

At that time, the east boundary of the fence and a 20 foot sliding gate was placed approximately 24 feet west of the east property boundary.

Unfortunately, the gap between the fence and the east property boundary has created a place where shopping carts, needles, trash/ debris collect. Some of this debris is from homeless individuals who use this area to spend the night, and some is explicit sex-oriented items purchased and then discarded from the adjoining adult store. Often debris or other items are tossed over the fence and causes damage to the automobiles that are for sale.

Please note, this is not an indictment against the adjoining adult store. They are good neighbors.

This application seeks to move the existing eastern fence line to the back of the property and then install two 12 foot internal swing gates, one at the north and one at the south boundary as shown on the site plan. All fencing materials and gates will be of similar material as currently exists.

This 24 foot wide strip is wholly owned by Mazal Motors. There is no public alleyway or cross access easements which encumber the property or give cause by an adjoining property owner to object to the fence. The adjoining property owners all have full access to Havana Street and do not rely on this rear 24 foot strip for access to their property. ONLY WAY TO ACCESS THOSE GATES IS ACROSS AN ADJOINING Our project would include grading the soil, paving, and then finally extending the fencing and adding the gates.p

We respectfully request approval of our application.

Sincerely,

Daniel Shamayev
Vice President