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Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

NOTICE OF PUBLIC HEARING

This notice provides options to access the Board of Adjustment public hearing on the following Quasi-Judicial land-use matter. **The following item is scheduled for the Board of Adjustment (BOA) Public Hearing on Wednesday, July 24th, 2024, beginning at 9:00 A.M.** The BOA hearing will be held in the Second Floor Hearing Room of the Pikes Peak Regional Development Center located at 2880 International Circle, Colorado Springs. You may attend the public hearings in-person or remotely, following the procedures below.

BOA242
DEAN

DIMENSIONAL VARIANCE **3120 MOUNT HERMAN ROAD BOA FOR STRUCTURE**

A request by Irvin and Joan Pollard for approval of a dimensional variance to allow a side setback of 5 feet where 25 feet is required in the RR-5 (Residential Rural) zoning district. The 5.34-acre property is located on Mount Herman Road in Monument, Colorado approximately 1.3 miles southeast of the intersection of Interstate 25 and Highway 105, El Paso County, Colorado. (Parcel No. 7122001010) (Commissioner District No. 3).

Type Of Hearing: Quasi-Judicial

Planner: LaceyDean2@elpasoco.com

Watch The Live Hearings Remotely

If you are interested in watching the hearing live, please go to <https://cloud.castus.tv/vod/elpasoco/video> at the scheduled time of the hearing. Any testimony or comments you wish to provide may be done in-person or by following the "Participate Remotely" procedures listed below.

Participate Remotely

If you would like to provide testimony on an item being heard by the Board of Adjustment remotely, please email PCDhearings@elpasoco.com with your name, your phone number, and the project's file number/name. Include any documents you would like provided to the Board as part of the official record. When it's time for public testimony on the item for which you'd like to testify, you will receive a phone call at the number you provided and will be brought into the meeting remotely to address the Board. **NOTE: New exhibits are not permitted via email the day of the hearing. All exhibits must be emailed to PCDhearings@elpasoco.com no later than one day prior to the above listed hearing. Whether you are attending remotely or in-person, kindly note there is a three (3) minute time limit on public comments and/or presentations.**

Please visit <https://epcdevplanreview.com/Public/ProjectDetails/197375> to view the Staff Report and all other documents related to this hearing item. This notice was mailed on: 7/3/2024.

Planning and Community Development
 2880 International Cir. Suite 110
 Colorado Springs, CO 80910

NOTICE OF PUBLIC HEARING

	<p>EL PASO COUNTY PARCEL INFORMATION</p> <p>FILE NAME: BOA242 PARCEL: 7122001010 NAME: JOAN POLLARD ADDRESS: 3120 MOUNT HERMAN ROAD MONUMENT CO 80132</p>
<p>COPYRIGHT 2022 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained hereon may be reproduced, used to prepare derivative products, or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.</p>	<p>Please report any parcel discrepancies to: El Paso County Assessor 1675 W. Garden of the Gods Rd. Colorado Springs, CO 80907 (719) 520-6600</p>