

NOTICE OF PUBLIC HEARING

This notice provides options to access the Board of Adjustment's hearing on the following Quasi-Judicial land-use matter. **The following item is scheduled for the Board of Adjustment hearing on Wednesday, October 26, 2022, beginning at 9:00 A.M. The hearing will be held in the Second Floor Hearing Room of the Pikes Peak Regional Development Center located at 2880 International Circle, Colorado Springs, CO 80910.**

BOA-22-010

Kilgore

**DIMENSIONAL VARIANCE
4355 HEIZER STREET - CASCADE**

A request by James C. Jacobsen for a dimensional variance to allow a 24-foot X 30-foot garage that will need the following alterations from the code:

1. Rear setback of approximately 18 feet for the primary structure where 25 feet is required
2. 0.35-acre lot where 5 acres is required
3. An approximate 110 feet lot width at the front yard setback where 200 feet is required

The 15,232 square foot (0.35 acre) property is zoned RT (Residential Topographic) and is located east of Highway 24 and south of Marriott Road and is within Section 16, Township 13 South, Range 68 West of the 6th P.M. (Parcel No. 83262-00-082) (Commissioner District 3)

Type Of Hearing: Quasi-Judicial

Planner: JustinKilgore@elpasoco.com

El Paso County is committed to full access and transparency while the community works through the COVID-19 crisis. You are welcome to attend in-person or attend the hearing remotely.

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. Staff will be monitoring the County's live feed, so please feel free to ask questions or provide any comments you might have. Any testimony you wish to provide must be done 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, please email [PCDhearings](mailto:PCDhearings@elpasoco.com) at PCDhearings@elpasoco.com with your name and the best phone number where you can be reached. 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 no later than one day prior to each of the above listed hearings. 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/Projects/FullDetails/179250> view the Staff Report and all other documents related to this hearing item.

El Paso County Parcel Information

File Name: BOA2210

Date: OCTOBER 13, 2022

PARCEL	NAME	ADDRESS
8326200082	JAMES C. JACOBSEN	4355 HEIZER STREET - CASCADE COLORADO - 80809



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600



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EL PASO COUNTY NOTICE

JAMES C. JACOBSEN

HAS REQUESTED THAT MATTERS CONCERNING THE ZONING OR INTENDED USE OF THIS PROPERTY BE CONSIDERED BY THE **EL PASO COUNTY BOARD OF ADJUSTMENT** AT A PUBLIC HEARING LOCATED IN THE SECOND FLOOR HEARING ROOM OF THE PIKES PEAK REGIONAL DEVELOPMENT CENTER, 2880 INTERNATIONAL CIRCLE, COLORADO SPRINGS. INTERESTED PERSONS MAY APPEAR AND BE HEARD.

DIMENSIONAL VARIANCE 4355 HEIZER STREET - CASCADE

REQUEST: For a dimensional variance to allow a 24-foot X 30-foot garage that will need the following alterations from the code:

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2. 0.35-acre lot where 5 acres is required
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TYPE OF HEARING: Quasi-Judicial

HEARING DATES:
BOA – October 26, 2022; TIME: 9:00 AM

WARNING: THIS NOTICE IS PROPERTY OF EL PASO COUNTY, COLORADO. ANYONE DEFACING OR REMOVING THIS SIGN WITHOUT AUTHORITY WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

NOTICE: CALL THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT THE DAY PRIOR TO THE HEARING DATE TO CONFIRM THAT THE ITEM WILL BE HEARD. FOR MORE INFORMATION, CALL THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT AT **719-520-6300**.

PROPERTY: The 15,232 square foot (0.35 acre) property is zoned RT (Residential Topographic) and is located east of Highway 24 and south of Marriott Road and is within Section 16, Township 13 South, Range 68 West of the 6th P.M. (Parcel No. 83262-00-082) (Commissioner District 3)