

NOTICE OF PUBLIC HEARING(S)

*Mailed/Copied  
KH 1/27/22*

This notice provides options to access the Board of Adjustment hearing on the following Quasi-Judicial land use matter. The item is scheduled for the **February 23, 2022** Board of Adjustment hearing beginning at **9:00 a.m. in the Second Floor hearing room located at 2880 International Circle, Colorado Springs, Colorado 80910.**

BOA-21-006

BAGLEY

**DIMENSIONAL VARIANCE  
3780 OVERLOOK ROAD**

A request by Mountain Parcel Trust for approval of seven (7) dimensional variances to allow:

1. A front setback of 7 feet 10 inches where 25 feet is required for the existing detached carport.
2. A side setback of 8 feet 1 1/8 inches where 25 feet is required for the existing detached carport
3. A front setback of 7 feet 10 inches where 25 feet is required for the proposed detached garage
4. A side setback of 8 feet 1 1/8 inches where 25 feet is required for the proposed detached garage
5. A front setback of 5 feet 5 1/16 inches where 25 feet is required for the existing single-family dwelling
6. A front setback of 8 feet 4 inches where 25 feet is required for an existing accessory structure
7. A lot size of 19,700 square feet where 5 acres is required.

The 19,700 square foot property is zoned A-5 (Agricultural District) and is located approximately 0.03 miles east of the intersection of Overlook Road and McKay Road, and is within Section 2, Township 16 South, Range 67 West of the 6th P.M. (Parcel No. 75022-04-030) (Commissioner District 3)

Type of Hearing: Quasi-Judicial

(KylieBagley@elpasoco.com)

El Paso County is committed to full access and transparency while the community works through the COVID-19 crisis. That also means balancing public safety and keeping essential parts of County government open for business. You are welcome to appear in person at the hearing or attend the hearing remotely.

**Watch the Live Hearings Remotely**

If you are interested in watching the Planning Commission or Board of County Commissioners' 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; however, 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 Planning Commission or the Board of County Commissioners, please email Elena Krebs at [PCDhearings@elpasoco.com](mailto:PCDhearings@elpasoco.com) with your name and the best phone number to be reached at and include any documents you would like provided to the hearing body as part of the official record. When it's time for public testimony on the item you'd like to testify on, you will receive a phone call at the number you provided and will be brought into the meeting remotely so you can address the hearing body. **NOTE: New exhibits are not permitted via email the day of hearing. All exhibits must be emailed to Ms. Krebs 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.**

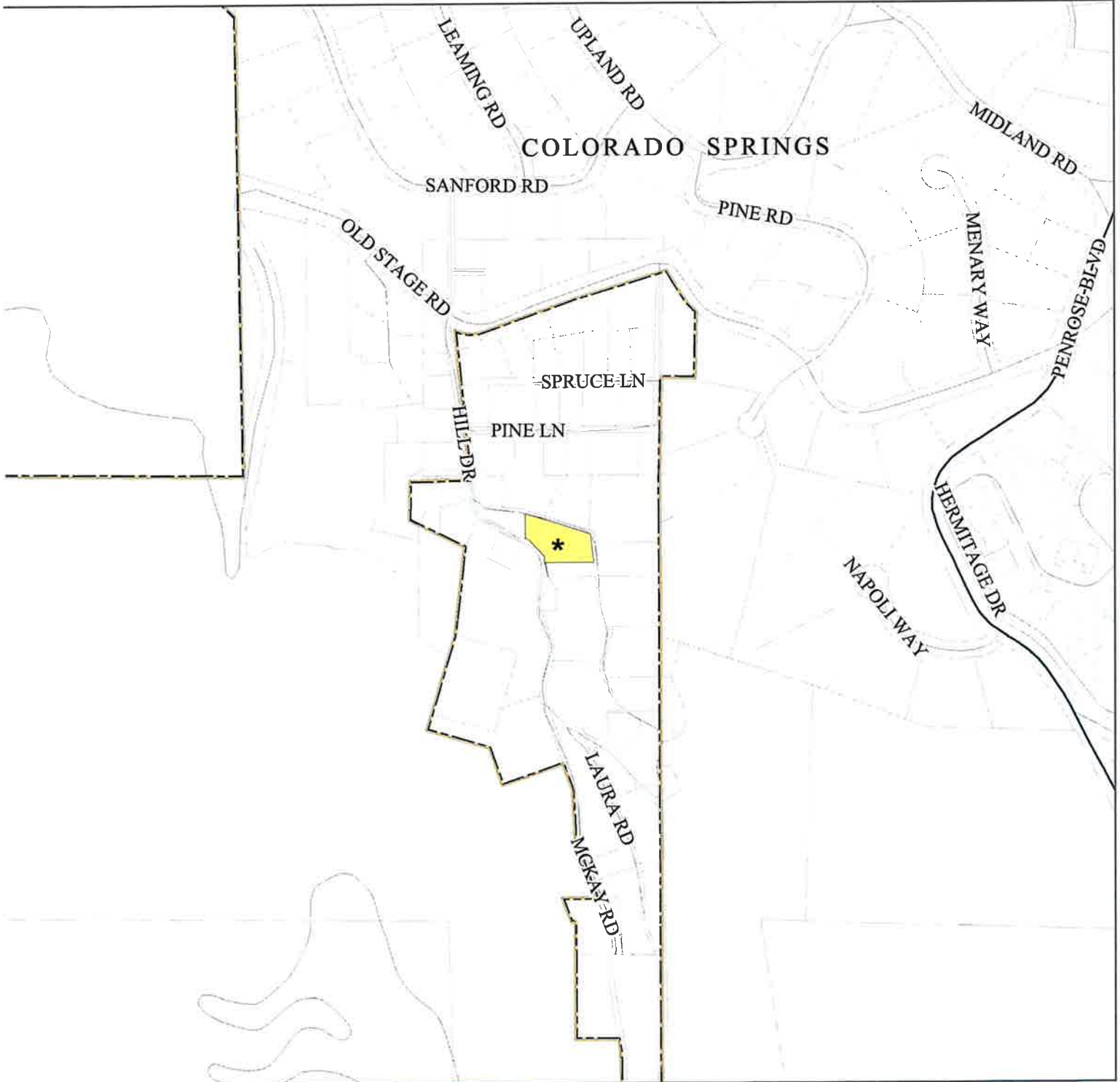
Please visit <https://epcdevplanreview.com/Public/ProjectDetails/163997> to view the Staff Report and all other documents related to these hearing items.

# El Paso County Parcel Information

File Name: BoA-21-006

Zone Map No.: --

Date: January 26, 2022



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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7502204106  
AVRAM REMUS  
3725 HILL DR  
COLORADO SPRINGS, CO 80906

7502204056  
BLOSS GREGORY H  
3810 MCKAY RD  
COLORADO SPRINGS, CO 80906

7502204031  
DIX TIMOTHY V  
PO BOX 38065  
COLORADO SPRINGS, CO 80937

7502204030  
MOUNTAIN PARCEL TRUST  
445 E CHEYENNE MTN BLVD STE C-177  
COLORADO SPRINGS, CO 80906

7502204057  
ODENS ERIC G  
3795 MCKAY RD  
COLORADO SPRINGS, CO 80906

7502204026  
ROSS BRYAN P  
3785 OVERLOOK RD  
COLORADO SPRINGS, CO 80906

7502204025  
SISK BARBARA J  
3795 OVERLOOK RD  
COLORADO SPRINGS, CO 80906