

EL PASO COUNTY NOTICE

Mountain Parcel Trust

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 IN THE SECOND FLOOR HEARING ROOM LOCATED AT 2880 INTERNATIONAL CIRCLE, COLORADO SPRINGS, 80910, COLORADO.
You can watch the live hearing at <https://www.elpasoco.com/news-information-channel>

DIMENSIONAL VARIANCE

Request: 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

HEARING DATE:

February 23, 2022; TIME: 9:00 AM

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

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

Property: The 19,700 square foot property is zoned A-5 (Agricultural District) and is located 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) (Kylie Bagley - KylieBagley@elpasoco.com)
File Number: BOA-21-006
PM: BAGLEY

01/31/2022 09:06