

Steve Schleiker
05/08/2025 10:31:36 AM
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El Paso County, CO



225038800

RESOLUTION #3

STANDARD RESOLUTION FOR APPROVAL - NO HARDSHIP INVOLVED

Mr. Rexroad moved that the following Resolution be adopted:

BEFORE THE BOARD OF ADJUSTMENT

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. BOA-252
7486 Campstool Drive – Setback Variance

WHEREAS, Alexander & Deborah Gayson have requested a variance from the zoning regulations contained in the El Paso County Land Development Code for property located at 7486 Campstool Drive in the RS-6000 zone district, which property is identified by El Paso County Tax Schedule No. 5329109014 and is legally described as follows:

Lot 18 Pronghorn Meadows Subdivision Filing No. 3

WHEREAS, the subject property is within the unincorporated area of El Paso County, Colorado; and

WHEREAS, Alexander & Deborah Gayson have requested 16 feet rear setback where County regulations require 25 feet rear setback; and

WHEREAS, the Board of Adjustment is vested with the power to grant or deny such variances by virtue of Section 5.5.2 of the El Paso County Land Development Code and Sections §30-28- 117 and §30-28-118, C.R.S.; and

WHEREAS, based on the evidence presented, the Board of Adjustment makes the following finding:

1. Proper notice procedures, including the notification of all adjoining property owners, have been completed by the El Paso County Planning and Community Development Department.
2. The variance will permit only those uses specifically enumerated as permitted uses for the zoning district in which the property is located.
3. The burdens of strict compliance with the zoning requirement(s) significantly exceed the

benefits of such compliance for the subject property.

4. A unique or equitable consideration compels that strict compliance not be required; namely no objections and no issues.
5. The variance will not significantly impair the intent and purpose of the zoning regulations.
6. The variance will not cause a substantial detriment to the public good.
7. The variance will conform with all applicable federal, state, or other local laws or regulations.

NOW, THEREFORE, BE IT RESOLVED that the request for a variance from the El Paso County zoning regulations as more fully described above is hereby approved with the following conditions and notations:

CONDITIONS

1. The approval applies only to the plans as submitted. Any expansion or additions to the proposed shade structure may require separate Board of Adjustment application(s) and approval(s) if the development requirements of the applicable zoning district cannot be met.
2. Approval of a Residential Site Plan by the Planning and Community Development Department and issuance of a building permit from the Pikes Peak Regional Building Department are required prior to construction of shade structure.

NOTATIONS

1. Physical Variances approved for a proposed structure (except for lot area variances) are valid only if construction of the structure is initiated within twelve (12) months of the date of the Board of Adjustment approval.
2. The PCD Director may require a survey, certified by a registered surveyor, licensed in the State of Colorado, depicting the improvement in relationship to the lot lines affected to demonstrate compliance with the approval of the Dimensional Variance.

WARNING: Any violation of the terms of this resolution may result in rehearing and possible revocation.

Mr. McSparren seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Curry

aye / nay / non-voting / absent / recused

Fellers	aye / nay / non-voting / absent / recused
McSparren	aye / nay / non-voting / absent / recused
Morton	aye / nay / non-voting / absent / recused
Rexroad	aye / nay / non-voting / absent / recused
Tank	aye / nay / non-voting / absent / recused
Jaeger	aye / nay / non-voting / absent / recused
Wood	aye / nay / non-voting / absent / recused

The Resolution was adopted by a vote of 5 to 0 by the Board of Adjustment of the County of El Paso, State of Colorado.

DATED: April 23, 2025

Kevin Curry

2025.05.05 11:24:24 -06'00'

By: Kevin Curry
Printed Name: Kevin Curry
Title: Chair

RESIDENTIAL



2023 PPRBC
IECC: N/A

Parcel: 5329109014

Address: 7486 CAMPSTOOL DR, COLORADO SPRINGS

Plan Track #: 196303  Received: 19-Nov-2024 (BRIANNAM)


Description:

PATIO COVER


Contractor: CUSTOM DECKS INC.

Type of Unit:

Required PPRBD Departments (2)

Floodplain	Construction
(N/A) RBD GIS	Released for Permit 11/26/2024 10:42:08 AM  Christineh CONSTRUCTION

Required Outside Departments (1)

County Zoning
APPROVED <u>Plan Review</u> 05/13/2025 11:05:51 AM  EPC Planning & Community Development Department

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations.
This plan set must be present on the job site for every inspection.