



**EL PASO COUNTY
NOTICE**
DIMENSIONAL VARIANCE
9040 CHIPITA PARK RD

THE REQUEST IS TO ALLOW
 1. A lot size of 0.75 acres (32,670 square feet), where 5 acres is the minimum lot size within R-1 zoning (Residential-Topographic District);
 2. A front setback of 5 feet from the property line or outside of the clear zone, whichever is greater, for a carport where a setback of 25 feet is required; and
 3. A front setback of 20 feet for an existing single-family dwelling unit where a setback of 25 feet is required.

PUBLIC HEARING DATE:
BOARD OF ADJUSTMENT
 MARCH 22, 2023, AT 1:00 PM
 2880 INTERNATIONAL CIRCLE
 COLORADO SPRINGS, CO 80910

FOR MORE INFORMATION, CALL THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT 719-520-6300.
VISIT: EPCDEVPLANREVIEW.COM
SEARCH FILE NUMBER: BOA2214

3.14.2023 08:04



**EL PASO COUNTY
NOTICE**
DIMENSIONAL VARIANCE
9040 CHIPITA PARK RD

THE REQUEST IS TO ALLOW:

1. A lot size of 0.75 acres (32,670 square feet), where 5 acres is the minimum lot size within R-7 zoning (Residential-Topographic District);
2. A front setback of 5 feet from the property line or outside of the clear zone, whichever is greater, for a carport where a setback of 25 feet is required; and
3. A front setback of 20 feet for an existing single-family dwelling unit where a setback of 25 feet is required.

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**EL PASO COUNTY
NOTICE**
DIMENSIONAL VARIANCE
9040 CHIPITA PARK RD

THE REQUEST IS TO ALLOW

1. A lot size of 0.73 acres (12,570 square feet), where 5 acres is the minimum lot size within R-T zoning (Topographic District).
2. A front setback of 5 feet from the property line or setback of the lot line, whichever is greater, for a carport where a setback of 25 feet is required and
3. A front setback of 20 feet for an existing single-family dwelling where a setback of 25 feet is required.

PUBLIC HEARING DATE:
BOARD OF ADJUSTMENT
MARCH 22, 2023, AT 1:00 PM
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80918

FOR MORE INFORMATION, CALL THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT 719.539.8300
VISIT: EPCDEVPLANREVIEW.COM
SEARCH FILE NUMBER: BOA2214



3.14.2023 08:10