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Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
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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, March 22, 2023, 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.

BOA2214

BELLAMY

DIMENSIONAL VARIANCE 9040 CHIPITA PARK RD

A request by Daniel Weller for approval of a Dimensional Variance to allow:

1. A lot size of 0.75 acres (32,670 square feet), where 5 acres is the minimum lot size within R-T 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.

This request for Dimensional Variance is in response to a Code Enforcement complaint (CE22664): Land Development Violations, Setback Violations. The purpose of this request is to legalize the existing lot size and to correct setback encroachments. The property is zoned R-T (Residential-Topographic District) and located on the north side of Chipita Park Road, southeast of the intersection of West Highway 24 and Chipita Park Road. (Parcel No. 8315300069) (Commissioner District No. 3).

Type Of Hearing: Quasi-Judicial

Planner: LekishiaBellamy@elpasoco.com

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. 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 at PCDhearings@elpasoco.com with your name, your phone number, and the project's file number/name. 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 at least 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.**

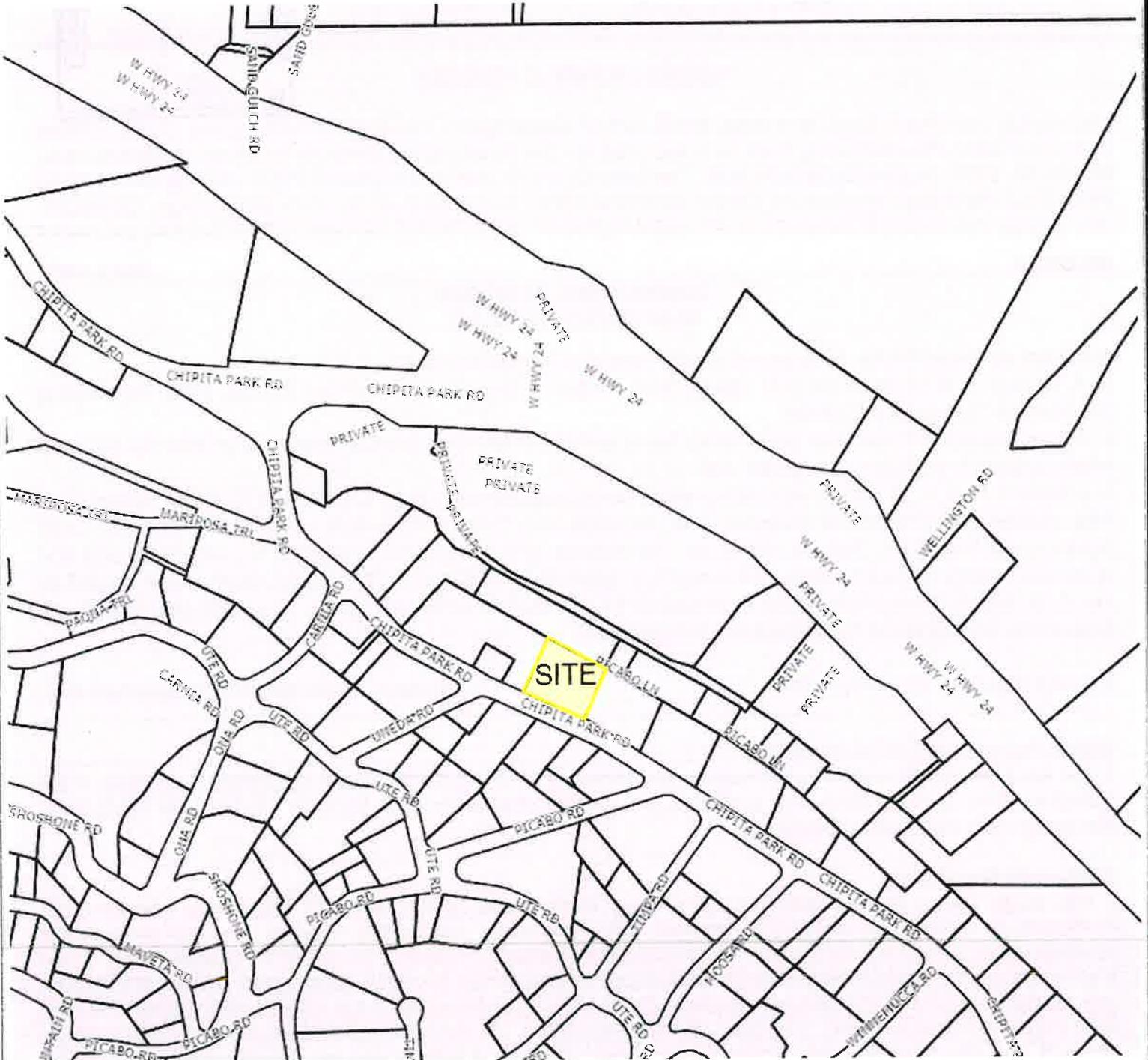
Please visit <https://epcdevplanreview.com/Public/ProjectDetails/187108> to view the Staff Report and all other documents related to this hearing item. This notice was mailed on: 2/24/2023.

El Paso County Parcel Information

File Name: BOA2214

Date: 2/24/2023

PARCEL	NAME	ADDRESS
8315300069	DANIEL WELLER & JACQUELYN WELL	9040 CHIPITA PARK RD CASCADE CO, 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



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910

8315302010
CHIPITA PARK ASSOCIATION
PO BOX 724
CASCADE, CO, 80809

DENVER CO 802
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