

**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**  
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**Board of County Commissioners**  
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Carrie Geitner, District 2  
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March 16, 2023

RE: 18235 Main St - ADR Lot size

File: ADR-23-001

Parcel ID No.: 3206407002

This is to inform you that the above referenced request for approval of an application for administrative relief to allow a lot size of 4.14 acres where 5 acres is the minimum lot size within the A-35 (Agricultural) zoning district for a minor kennel. ADR231 was **approved** by the Planning and Community Development Director on 3/16/23. It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the review criteria for Administrative Relief included in Section 5.5.1 of the El Paso County Land Development Code (2022). Current and future use of the property shall continue to be governed by Table 5-1, Principal Uses, of the Land Development Code. Approval of the requested administrative relief application is subject to the following:

## CONDITIONS AND NOTATION

### Conditions

1. Any expansion or additions beyond the initial construction of the detached single-family dwelling (e.g. deck, garage, sunroom) may require separate application(s) and approval(s) if the development requirements of the A-35 zoning district cannot be met.



2. Approval of a site plan by the Planning and Community Development Department and issuance of a building permit and driveway access permit from the Pikes Peak Regional Building Department are required prior to Minor Kennel construction or any construction as it relates to the kennel.

**Notation**

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 approval.

All administrative decisions, such as this one, may be appealed to the Board of Adjustment within 30 days of the date of the decision. Should you have any questions, please contact Ashlyn Mathy at (719) 520-6447 or AshlynMathy2@elpasoco.com.

Sincerely,



Meggan Herington, Executive Director  
El Paso County Planning and Community Development Department  
File: ADR231

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