

December 13, 2018

Neighbors of 121 Marland Road, South, Colorado Springs, Colorado:

This letter is being sent to you because the current owners, Robert B. Condie and Kari Lee Hebble of 121 Marland Road, South are requesting a variance from the strict application of the five acre minimum lot size of the A-5 Agricultural Zoning District, Chapter 5 Section 5.1, Use and Dimensional Standards, El Paso County Land Development Code.

This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to Larry Gilland, LGA Studios as noted below:

Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

Following is what the owners were originally requesting:

Due to reasons dating back several decades, the above-referenced parcel is currently zoned for both agricultural and single-family residential use. The parcel is 3.37 acres and contains one single-family residence. No additional facilities or structures are currently being proposed in conjunction with this proposal. The proposal requests a change in zoning so that the parcel is zoned as single-family residential use only. If approved, this proposal would make the parcel's zoning classification similar to the zoning classification of other parcels located in the Broadmoor area.

HOWEVER: at the Board of County Commissioner hearing on December 11, 2018 on the re-zoning application, it was agreed that the request of the rezoning application be put on hold and, in the alternative, request a Board of Adjustment variance from the five acre minimum lot size in the portion of the property zoned A-5. This variance would apply to the existing house and any additions to the existing house. Given the location of the house on this parcel, no setback or height variances are necessary or requested.

In view of the above, the granting of the requested variance can be done without substantial detriment to the public good and without substantially impairing the intent and purpose of the County's zoning plan.

For questions specific to this project, please contact:

Larry Gilland – LGA Studios

719-635-0880

larry@lgastudios.com

El Paso County Assessor's Office

121 MARLAND RD S

SCHEDULE: 7501300009

OWNER: CONDIE ROBERT BRUCE

HEBBLE KARI LEE



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VICINITY MAP

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p> <p>B. Received by (<i>Printed Name</i>) C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p style="font-size: 1.2em;">COG Land and Development 10 Lake Cir. Colorado Springs CO 80906-4201</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
 9590 9402 3680 7335 6189 09	<p>3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
<p>2. Article Number (<i>Transfer from service label</i>)</p> <p>7016 1970 0000 8594 9529</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

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<p>1. Article Addressed to:</p> <p style="font-size: 1.2em;">Richard Young 11 First St. Colorado Springs CO 80906</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
 9590 9402 3680 7335 6189 16	<p>3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail®</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
<p>2. Article Number (<i>Transfer from service label</i>)</p> <p>7016 1970 0000 8594 9512</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

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<p>1. Article Addressed to:</p> <p style="font-size: 1.2em;">Bartz-fong Family Trust 170 Marland Rd S Colorado Springs CO 80906-4349</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

Four Square LLP
 P.O. Box 38369
 Colorado Springs CO
 80937-8369



9590 9402 3680 7335 6190 98

2. Article Number (Transfer from service label)

7016 1970 0000 8594 9208

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Bartz-fong Family Trust
 170 Marland Rd S
 Colorado Springs CO
 80906-4349



9590 9402 3680 7335 6189 23

2. Article Number (Transfer from service label)

7016 1970 0000 8594 9505

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

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1. Article Addressed to:

Meirs Fisher Co.
 c/o Spitzzenberger
 Shipping Co.
 555 Madison Ave. Fl 32
 New York, NY 10022-3300



9590 9402 3680 7335 6190 67

2. Article Number (Transfer from service label)

7016 1970 0000 8594 9239

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

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1. Article Addressed to:

Miles G + Jeri V Yeagley
 113 Marland Rd. S.
 Colorado Springs CO
 80904-4350



9590 9402 3680 7335 6190 74

2. Article Number (Transfer from service label)

7016 1970 0000 8594 9222

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Dorota A. D'Alessio
 940 Genesis Place
 Colorado Springs CO
 80906-4360



9590 9402 3680 7335 6190 81

2. Article Number (Transfer from service label)
 7016 1970 0000 8594 9215

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 X

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

Maggie's Shipping Shoppe
330 E. Costilla St.
COLORADO SPRINGS, CO 80903
719.578.8654

USPS First Class Mail 9.83
Track #: 7016197000085949208
Ret Rcpt: 9590940236807335619098
USPS First Class Mail 9.83
Track #: 7016197000085949215
Ret Rcpt: 9590940236807335619081
USPS First Class Mail 9.83
Track #: 7016197000085949222
Ret Rcpt: 9590940236807335619074
USPS First Class Mail 9.83
Track #: 7016197000085949239
Ret Rcpt: 9590940236807335619067
USPS First Class Mail 9.83
Track #: 7016197000085949505
Ret Rcpt: 9590940236807335618923
USPS First Class Mail 9.83
Track #: 7016197000085949512
Ret Rcpt: 9590940236807335618916
USPS First Class Mail 9.83
Track #: 7016197000085949529
Ret Rcpt: 9590940236807335618909

SUBTOTAL 68.81
TAX 0.00
TOTAL 68.81
TEND Cash 68.81

Total shipments: 0
Customer: None selected

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Workstation: 0 - Master Workstation

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