

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

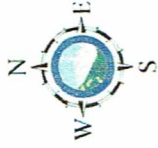
El Paso County Assessor's Office

121 MARLAND RD S

SCHEDULE: 7501300009

OWNER: CONDIE ROBERT BRUCE

HEBBLE KARI LEE



COPYRIGHT 2010 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained hereon may be reproduced, used to prepare derivative products, or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of plotting and is for internal use only. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.



VICINITY MAP

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

COG Land and
Development
10 Lake Cir.
Colorado Springs CO
80906-4201



9590 9402 3680 7335 6189 09

2. Article Number (Transfer from service label)

7016 1970 0000 8594 9529

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

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

Richard Young
11 First St.
Colorado Springs CO
80906



9590 9402 3680 7335 6189 16

2. Article Number (Transfer from service label)

7016 1970 0000 8594 9512

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

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

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

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

SENDER: COMPLETE THIS SECTION

- 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.

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? ☐ 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

SENDER: COMPLETE THIS SECTION

- 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.

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? ☐ 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

SENDER: COMPLETE THIS SECTION

- 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.

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

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

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

Miles G + Jeri V Yeagley
113 Marland Rd. S.
Colorado Springs CO
80906-4350



9590 9402 3680 7335 6190 74

2. Article Number (Transfer from service label)

7016 1970 0000 8594 9222

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

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

Domestic Return Receipt

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

SENDER: COMPLETE THIS SECTION

- 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.

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

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

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

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

USPS First Class Mail 9.83
Track #: 70161970000085949208
Ret Rcpt: 9590940236807335619098
USPS First Class Mail 9.83
Track #: 70161970000085949215
Ret Rcpt: 9590940236807335619081
USPS First Class Mail 9.83
Track #: 70161970000085949222
Ret Rcpt: 9590940236807335619074
USPS First Class Mail 9.83
Track #: 70161970000085949239
Ret Rcpt: 9590940236807335619067
USPS First Class Mail 9.83
Track #: 70161970000085949505
Ret Rcpt: 9590940236807335618923
USPS First Class Mail 9.83
Track #: 70161970000085949512
Ret Rcpt: 9590940236807335618916
USPS First Class Mail 9.83
Track #: 70161970000085949529
Ret Rcpt: 9590940236807335618909

SUBTOTAL 68.81
TAX 0.00
TOTAL 68.81
TEND Cash 68.81

Total shipments: 0
Customer: None selected

#21984 12/13/2018 04:43 PM
Workstation: 0 - Master Workstation

!Track your packages at
Maggiesshipping.com!
Thank you for your business
