

NOTICE OF PUBLIC HEARING(S)

This notice provides options to access the Board of Adjustment hearing on the following Quasi-Judicial land use matter. The item is scheduled for the **August 24, 2022**, Board of Adjustment hearing beginning at **9:00 a.m. in the Second-Floor hearing room located at 2880 International Circle, Colorado Springs, Colorado 80910.**

BOA-22-008

FITZSIMMONS

**DIMENSIONAL VARIANCE
520 Empress Street**

A request by Angela and Michael Butler for approval of a dimensional variance to allow a front setback for a proposed detached garage of 11.4 feet, where 25 feet is required. The 10,454 square foot property is zoned RS-5000 (Residential Suburban) and is subject to the CAD-O (Commercial Airport District Overlay). The lot is located at 520 Empress Street, south of the intersection of Squire Street and Raemar Drive, which is 1.2 miles east of I-25 and a half mile south of Fountain Boulevard and is within Section 19, Township 15 South, Range 65 West of the 6th P.M. (Parcel No.55194-03-015) (Commissioner District 4).

Type of Hearing: Quasi-Judicial

(MatthewFitzsimmons@elpasoco.com)

El Paso County is committed to full access and transparency while the community works through the COVID-19 crisis. That also means balancing public safety and keeping essential parts of County government open for business. You are welcome to appear in person at the hearing or attend the hearing remotely.

Watch the Live Hearings Remotely

If you are interested in watching the Planning Commission or Board of County Commissioners' hearing live, please go to <https://cloud.castus.tv/vod/elpasoco/video> at the scheduled time of the hearing. Staff will be monitoring the County's Live feed, so please feel free to ask questions or provide any comments you might have; however, 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, please email PCDHearings at PCDhearings@elpasoco.com with your name and the best phone number to be reached at and include any documents you would like provided to the hearing body as part of the official record. When it's time for public testimony on the item you'd like to testify on, you will receive a phone call at the number you provided and will be brought into the meeting remotely so you can address the hearing body. **NOTE: New exhibits are not permitted via email the day of hearing. All exhibits must be emailed to PCDHearings no later than 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/Projects/FullDetails/183783> to view the Staff Report and all other documents related to these hearing items.

El Paso County Parcel Information

PARCEL	NAME
5519403015	JACKSON-BUTLER ANGELA

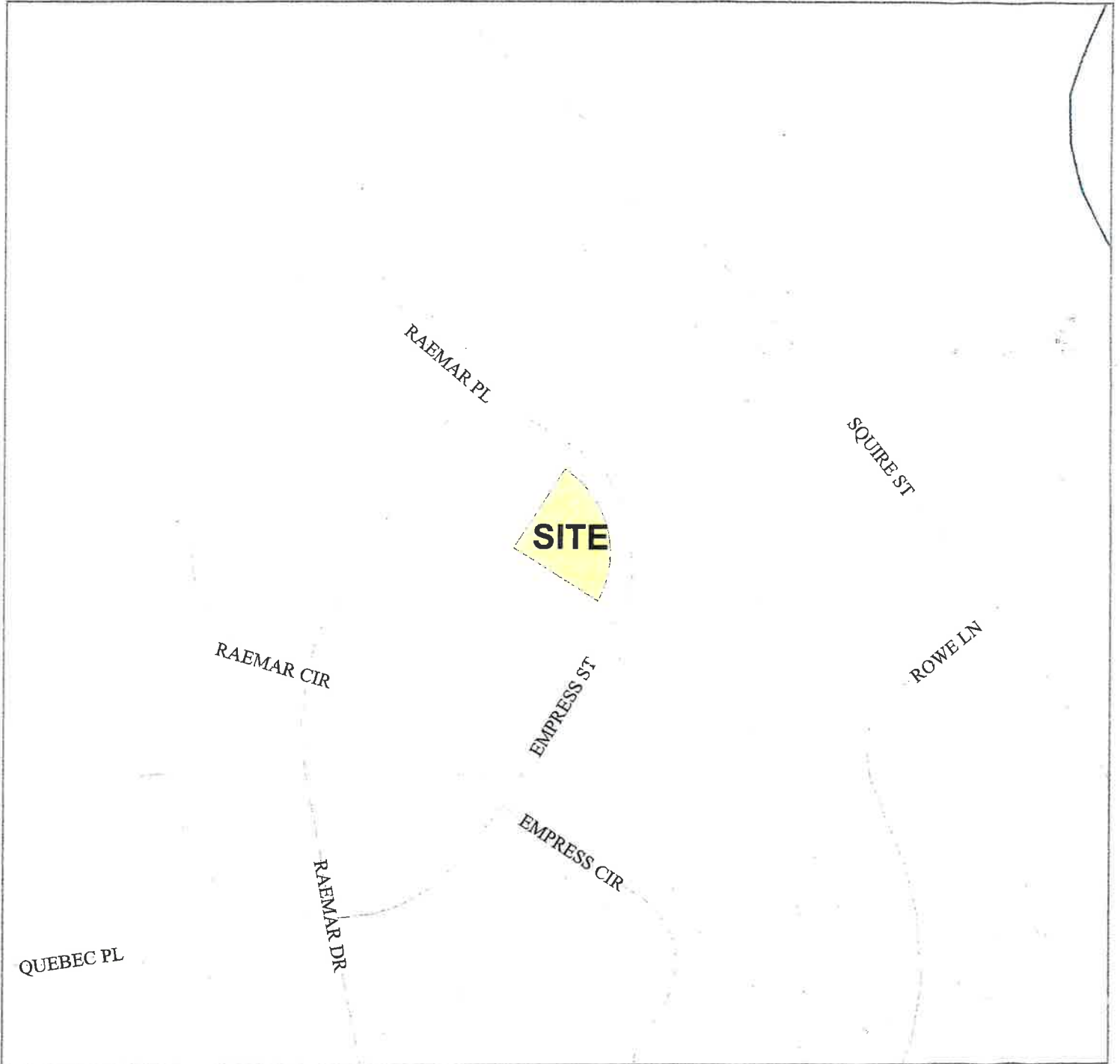
File Name: BOA-22-008

Zone Map No: --

ADDRESS	CITY	STATE
520 EMPRESS ST	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80911	2610

Date: August 10, 2022



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

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