

NOTICE OF PUBLIC HEARING(S)

*Copied / Mailed  
6/8/22 KH*

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 **June 22, 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-22-004**

**Fitzsimmons**

**DIMENSIONAL VARIANCE  
225 NORTHFIELD ROAD**

A request by Edwin and Dee Ann Kraft for approval of a dimensional variance to allow a side setback of 10 feet, where 25 feet is required. The 5.41-acre property is zoned A-5 (Forestry) and is located west of Interstate 25 and south of Red Spring Valley Road and is within Section 1, Township 13 South, Range 67 West of the 6th P.M. (Parcel No. 73010-01-003) (Commissioner District 3)

**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 by the Planning Commission or the Board of County Commissioners, please email PCDHearings at [PCDhearings@elpasoco.com](mailto: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 Ms. Krebs 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/Public/ProjectDetails/175571> to view the Staff Report and all other documents related to these hearing items.

# El Paso County Parcel Information

PARCEL	NAME
7301001003	KRAFT EDWIN ARTHUR

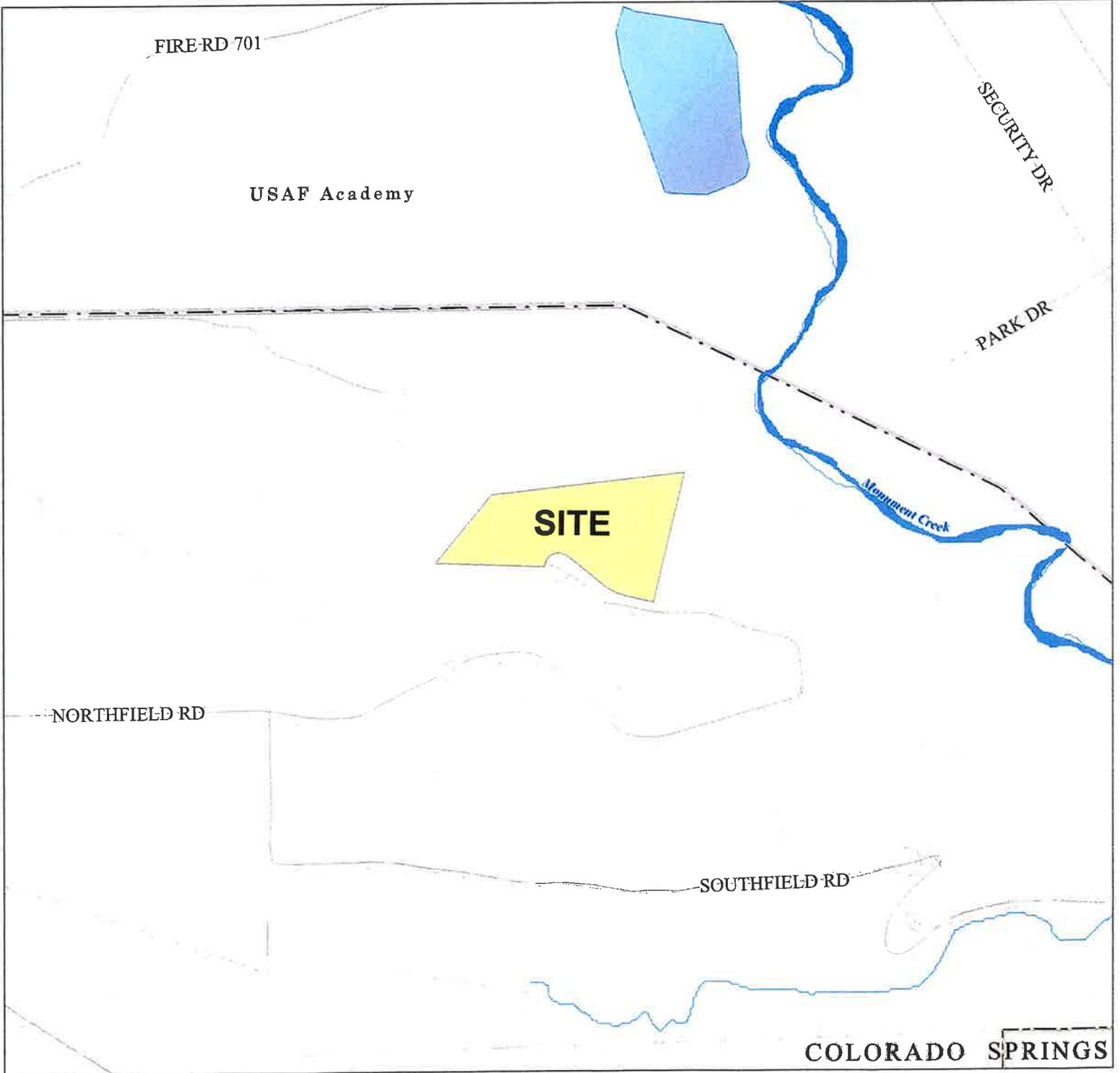
File Name: BOA-22-004

Zone Map No.: --

ADDRESS	CITY	STATE
230 NORTHFIELD RD	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80919	

Date: June 7, 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



COPYRIGHT 2022 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained herein 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 printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained herein.

6306000031  
WILSON ROBERT L  
7790 THUNDERBIRD LN  
COLORADO SPRINGS, CO 80919

7301001002  
BREEDING JAMES M  
550 NORTHFIELD RD  
COLORADO SPRINGS, CO 80919

7301001004  
HORSFALL SUSAN Q  
265 NORTHFIELD RD  
COLORADO SPRINGS, CO 80919

7301001020  
NELSON L SPENCE  
570 NORTHFIELD RD  
COLORADO SPRINGS, CO 80919

7301001010  
DE MICHIELI ANDREA M  
250 NORTHFIELD RD  
COLORADO SPRINGS, CO 80919