



Mr. Curry moved that the following Resolution (#4) be adopted:

**BEFORE THE BOARD OF ADJUSTMENT**

**OF THE COUNTY OF EL PASO**

**STATE OF COLORADO**

**RESOLUTION NO. BOA-22-004**

**225 Northfield Road  
DIMENSIONAL VARIANCE**

WHEREAS, Edwin and Dee Ann Kraft (the "Applicants") have requested a dimensional variance for a primary residence to allow a side setback of 10 feet, where 25 feet is required from the zoning regulations contained in the El Paso County Land Development Code for property located at 225 Northfield Road in the A-5 (Forestry), which property is identified by El Paso County Tax Schedule No. 73010-01-003 and is legally described as follows:

Legal description: LOT 7, SHOPTAUGH SUBDIVISION NO 1

WHEREAS, the subject property is within the unincorporated area of El Paso County, Colorado; and

WHEREAS, the Applicant has requested a dimensional variance for a primary residence to allow a side setback of 10 feet, where 25 feet is required; and

WHEREAS, the Board of Adjustment is vested with the power to grant or deny variances by virtue of Section 5.5.2 of the El Paso County Land Development Code and Sections 30-28-117 and -118, C.R.S.; and

WHEREAS, based on the evidence presented, the Board of Adjustment makes the following findings:

1. Proper notice procedures, including the notification of all adjoining property owners, have been completed by the El Paso County Development Services Department.
2. That for the following reason(s), the request for a variance does not meet the criteria set forth in the El Paso County Land Development Code: The burdens of strict compliance with the zoning requirements do not significantly exceed the benefits of such compliance for the subject property.

NOW, THEREFORE, BE IT RESOLVED that the request for a variance from the El Paso County zoning regulations as more fully described above is hereby denied:

Mr. Clement seconded the adoption of the foregoing Resolution to disapprove the request.

The roll having been called, the vote was as follows:

- Commissioner Carlson aye
- Commissioner Curry aye
- Commissioner Languais aye
- Commissioner Weber aye
- Commissioner Clement aye

The Resolution was adopted by a vote of 5-0 by the Board of Adjustment of the County of El Paso, State of Colorado.

DATED: June 16, 2022



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Jay Carlson, Chair