

Mr. Clement moved that the following Resolution (#1) be adopted:

BEFORE THE BOARD OF ADJUSTMENT  
OF THE COUNTY OF EL PASO  
STATE OF COLORADO

**RESOLUTION NO. BOA-22-001**  
**4576 Henning Drive Carport DIMENSIONAL VARIANCE**

WHEREAS, Terry and Nina Salazar (the "Applicants") have requested a dimensional variance to allow a front setback of five (5) feet, where 25 feet is required for a carport from the zoning regulations contained in the El Paso County Land Development Code for property located at 4576 Hennings Dr in the RS-5000 (Residential Suburban) and is subject to the CAD-O (Commercial Airport District Overlay), which property is identified by El Paso County Tax Schedule No. 65112-12-032 and is legally described as follows:

Legal description: **LOT 4 BLK 2 BRADLEY RANCH FIL NO 2 SECURITY**

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

WHEREAS, the Applicant has requested a dimensional variance to allow a front setback of five (5) feet, where 25 feet is required for a carport.

WHEREAS, the Board of Adjustment is vested with the power to grant or deny such 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. The variance will permit only those uses specifically enumerated as permitted uses for the zoning district in which the property is located.
3. Strict application of applicable provisions of the Land Development Code would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the owner of the property due to the extraordinary or exceptional situation or condition of the subject property.

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4. The variance will not significantly impair the intent and purpose of the zoning regulations.
5. The variance will not cause a substantial detriment to the public good.
6. The variance will conform with all applicable federal, state or other local laws or regulations.

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 approved.

Additional conditions, notations or restrictions:

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**CONDITIONS**

1. The approval applies only to the plans as submitted. Any expansion or additions beyond those depicted on the associated site plan may require separate Board of Adjustment application(s) and approval(s) if the development requirements of the applicable zoning district cannot be met.
2. Approval of a site plan by the Planning and Community Development Department and issuance of a building permit from the Pikes Peak Regional Building Department are required prior to construction of the proposed structures.

**NOTATIONS**

1. Physical variances approved for a proposed structure (except for lot area variances) are valid only if construction of the structure is initiated within twelve (12) months of the date of the Board of Adjustment approval.
2. The PCD Director may require a survey, certified by a registered surveyor, licensed in the State of Colorado, depicting the improvement in relationship to the lot lines affected to demonstrate compliance with the approval of the administrative relief.

**WARNING:** Any violation of the terms of this resolution may result in rehearing and possible revocation.

\_Mr. Langlais seconded the adoption of the foregoing Resolution. The roll


having been called, the vote was as follows:

- Commissioner Carlson    aye
- Commissioner Curry     aye
- Commissioner Langlais   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, 2002



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Jay Carlson, Chair