

Mrs. Roa-Nolan moved that the following Resolution be adopted:

**BEFORE THE BOARD OF ADJUSTMENT
OF THE COUNTY OF EL PASO
STATE OF COLORADO
RESOLUTION NO. BOA-91-041**

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

WHEREAS, the Board of Adjustment is vested with the power to grant or deny such variances by virtue of Section 34 of the El Paso County Zoning Regulations and Section 30-28-118 (2) (c), 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, has been shown by the Planning Department.
2. The required hardship or practical difficulty has been established.
3. Granting such relief will not cause substantial detriment to the public welfare and will not substantially impair the intent and purpose of the Zoning Resolutions and the zoning maps.

NOW, THEREFORE, BE IT RESOLVED that the request of Jackson and Florence Wiley for a lot area variance of 2.88 acres where 5.0 acres is the requirement in the A-1 (Agricultural) District (formerly known as the A-2 (Agricultural) District, as well as a side yard setback variance of 21.9 feet where 25.0 feet are required, for property (Tax Schedule #65020-00-109), more particularly described below, in the unincorporated area of El Paso County, be and hereby is approved:

W2 SW4 SW4 SE4, SEC 02-15-66 EX S 395.70 FT THEREOF, TOG
WITH 10.0 FT STRIP ADJ ON W LN OF SD TR, El Paso County,
Colorado.