

EL PASO  **COUNTY**
COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 8, 2021

William Lane
9438 Grand Cordera Parkway
Colorado Springs, CO 80924

RE: BOA-21-008: 13120 Brentwood Drive

This is to inform you that the above-referenced request for approval of five (5) dimensional variances to allow:

1. A rear setback of 10 feet where 25 feet is required for a detached garage.
2. A front setback of 4 feet where 25 feet is required for a detached garage.
3. A rear setback of 7 feet where 25 feet is required for a single-family dwelling.
4. A front setback of 4 feet where 25 feet is required for a single-family dwelling.
5. A lot size of 17,900 square feet where 5 acres is required.

The property is zoned RR-5 (Residential Rural) and is located on the west side of Brentwood Drive, approximately one-half (1/2) mile northeast of the intersection of Brentwood Drive and Black Forest Road, and is within Section 8, Township 12 South, Range 65 West of the 6th P.M.

Parcel No. 52082-49-001

This approval is subject to the following:

CONDITION

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.

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
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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.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,



Kylie Bagley, Planner II
BOA-21-008