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Community Development Department  
International Circle, Suite 110  
Colorado Springs, CO 80910

5208200005  
DAVID ANTHONY JOHN  
11480 BLACK FOREST RD  
COLORADO SPRINGS, CO 80908

NEAIE 558 FD 1 0611/15/21

NOT DELIVERABLE TO ADDRESSEE  
UNDELIVERABLE TO ADDRESSEE

80908-3888  
80910-8107

BC: 80910010700 \*1829-02000-15-45



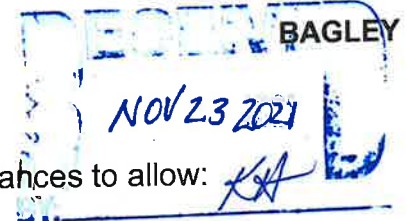


NOTICE OF PUBLIC HEARING(S)

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 **December 8, 2021** Board of Adjustment hearing beginning at **9:00 am. in the Centennial Hall hearing room located at 200 S. Cascade Ave., Colorado Springs, Colorado 80903.**

BOA-21-008

**DIMENSIONAL VARIANCE  
13120 BRENTWOOD DRIVE**



A request by William Lane 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 District) 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) (Commissioner District 1)

**Type of Hearing: Quasi-Judicial**

**(Kylie Bagley – KylieBagley@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 Elena Krebs 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/179187> to view the Staff Report and all other documents related to these hearing items.

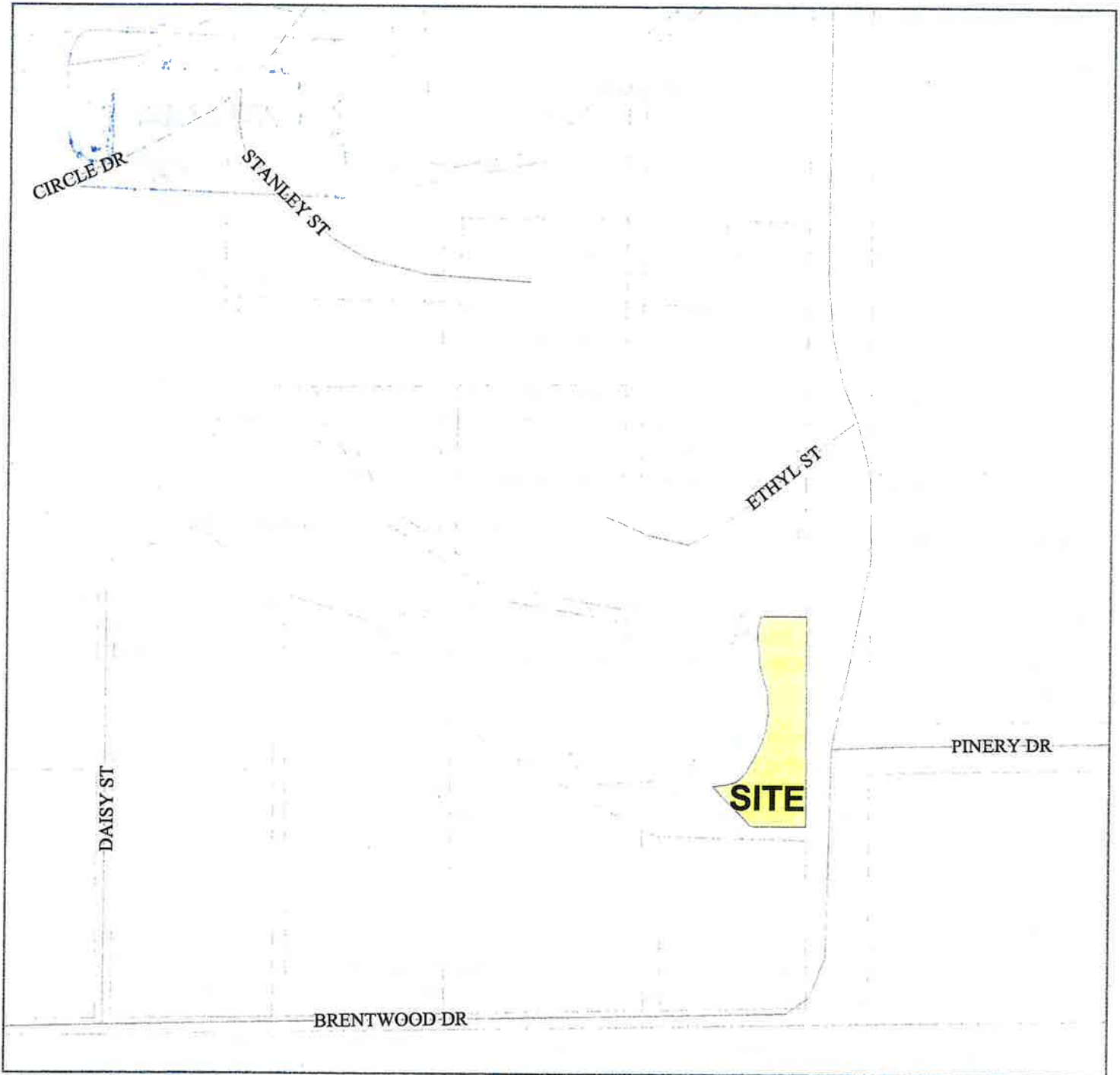
# El Paso County Parcel Information

File Name: BOA-21-008

PARCEL  
5208249001

Zone Map No: --

Date: November 12, 2021



Please report any parcel discrepancies to:  
El Paso County Assessor  
1675 W. Garden of the Gods Rd.  
Colorado Springs, CO 80907  
(719) 520-6600



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