



RESOLUTION #4

STANDARD RESOLUTION FOR DISAPPROVAL – NO HARDSHIP INVOLVED

Ms. Davies moved that the following Resolution be adopted:

BEFORE THE BOARD OF ADJUSTMENT

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. BOA-18-008

13980 Black Forest Road Dimensional Variance

WHEREAS, Goebel Construction, Inc., 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 variances by virtue of Section 34 of the El Paso County Land Development Code and Sections 30-28-118 and -119, C.R.S.; and

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

1. Proper posting procedures, including the notification of all adjoining property owners, have been followed by the 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:
 - a. The burdens of strict compliance with the zoning requirement(s) do not significantly exceed the benefits of such compliance for the specific piece of property. *(and)*
 - b. The variance will substantially or permanently injure or interfere with the use of adjacent properties or public easements or rights of way.

NOW, THEREFORE, BE IT RESOLVED that the request by Goebel Construction, Inc. to allow two 2.35 acre lots in the RR-5 (Residential Rural) zoning district where the requirement is 5 acres, for property in the unincorporated area of El Paso County identified by Parcel No. 52060-01-008 and more particularly described below, be and hereby is disapproved:

PROPERTY LEGAL DESCRIPTION

Present Legal Description: Lot 7, Block 1, Apache Woods Subdivision.

Proposed Legal Descriptions: Lot 6, Block 1, Apache Woods Subdivision , and Lot 7, Block 1, Apache Woods Subdivision.


Mr. Carlson seconded the adoption of the foregoing Resolution.

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

Commissioner Curry	aye
Commissioner Freeland	nay
Commissioner Carlson	aye
Commissioner Hannigan	aye
Commissioner Davies	aye

The Resolution was adopted by a vote of 4 to 1 by the Board of Adjustment of the County of El Paso, State of Colorado.

DATED: April 10, 2019



Craig Dossey Executive Director
El Paso County Planning and
Community Development Department