

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

June 12, 2019

10230 Hall Blvd LLC  
PO Box 38036  
Colorado Springs, CO 80937

Barry Helton  
PO Box 38014  
Colorado Springs, CO 80937

**RE: BOA-19-003: Helton Mini Storage -- Dimensional Variance**

This is to inform you that the above-referenced request for approval of a dimensional variance of lot area to allow a front-yard setback of 12 feet where 15 feet is required and a rear-yard setback of 7 feet where 15 feet is required in the M (Industrial) zoning district was approved at the Board of Adjustment meeting on June 12, 2019.

This approval is subject to the following:

**Conditions**

1. The approval applies only to the plans as submitted. Any expansion or additions to the proposed mini-warehouse 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 an amended site development plan by the Planning and Community Development Department and issuance of a building permit from the Pikes Peak Regional Building Department is required.
3. The dimensional variance for the front yard setback on Highway 85/87 applies only to existing containers and that the rear setback applies to all of the property.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Len Kendall".

Len Kendall, Planner I  
BOA-19-003