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Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

EL PASO COUNTY BOARD OF ADJUSTMENT HEARING AGENDA

Wednesday, March 22nd, 2023

Hearing begins at 9:00 A.M.

**Second-floor Hearing Room, Pikes Peak Regional Development Center
2880 International Circle, Colorado Springs, 80910**

Staff reports and additional documentation for each item can be found on the *View Hearing Schedule and Meetings* page at www.planningdevelopment.elpasoco.com. Supplemental documents provided to staff are automatically incorporated as part of the record unless specific objections are raised at the meeting.

Public comments and documents received 24 hours in advance of hearing will be included in the hearing packet. Comments and documents received within 24 hours of the hearing will be uploaded to the casefile but may not be presented at the hearing.

The recording is the official record of the proceedings. If you need further information, please contact Planning and Community Development at 719-520-6300.

- 1. Pledge of Allegiance**
- 2. Report Items** by the Planning Department: Meggan Herington or Justin Kilgore.
 - A.** Next BOA Hearing: April 26th, 2023.
- 3. Designation of Officers**
- 4. Adoption of Minutes** from BOA Hearing held November 30th, 2022.
- 5. Sunshine Law Statement**
- 6. Call for public comment for items not listed on the agenda.**

7. BOA2215

MATHY

**DIMENSIONAL VARIANCE
6145 VESSEY ROAD, GARAGE SHOP ADDITION**

A request by Vincent Pirrone for approval of a dimensional variance to allow:

1. A lot size of 0.49 acres where a minimum lot size of 5 acres is required;
 2. A lot width of 165 feet where a minimum lot width of 200 feet is required; and
 3. A side setback for the garage and barn of 5 feet where a minimum setback of 25 feet is required.
- The 0.49-acre, RR-5 zoned property is located on Vessey Road roughly a third of a mile east from Holmes Road. (Parcel No. 5206000051) (Commissioner District No. 1).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/178524>

8. BOA2214

BELLAMY

**DIMENSIONAL VARIANCE
9040 CHIPITA PARK ROAD, CARPORT SETBACK**

A request by Daniel Weller for approval of a dimensional variance to allow:

1. A lot size of 0.75 acres (32,670 square feet), where 5 acres is the minimum lot size within R-T zoning (Residential-Topographic District);
2. A front setback of 5 feet from the property line or outside of the clear zone, whichever is greater, for a carport where a setback of 25 feet is required; and
3. A front setback of 20 feet for an existing single-family dwelling unit where a setback of 25 feet is required.

The property is zoned R-T (Residential-Topographic District) and located on the north side of Chipita Park Road, southeast of the intersection of West Highway 24 and Chipita Park Road. Associated Case Number: (CE22664) (Parcel No. 8315300069) (Commissioner District No. 3).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/187108>

NOTE: For information regarding an agenda item, call Planning and Community Development at 719-520-6300 or visit our website at www.planningdevelopment.elpasoco.com. Results of the action taken by the Board of Adjustment will be uploaded to the casefile in EDARP (www.epcdevplanreview.com) following the meeting.