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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, APRIL 26TH, 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 <https://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 the 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 - Planning Department: Meggan Herington or Justin Kilgore.

A. Next BOA Hearing: May 24th, 2023.

3. Designation of Officers

4. Adoption of Minutes from BOA Hearing held March 22nd, 2022.

5. Call for public comment for items not listed on the agenda.

6. BOA2215

DIMENSIONAL VARIANCE 6145 VESSEY ROAD, GARAGE SHOP ADDITION

MATHY

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;

3. A side setback for the garage of 5 feet where a minimum setback of 25 feet is required; and
4. A side and rear setback 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>

7. BOA231

MATHY

DIMENSIONAL VARIANCE 13830 OVERLOOK PLACE BOA

A request by LGA Studios for approval of a dimensional variance to allow a side setback for a garage of 1.4 feet where 25 feet is required. The 5.48-acre property is zoned RR-5 (Residential Rural) and is located at the intersection of Overlook Place and Old North Gate Rd, El Paso County, Colorado. (Parcel No. 6205006003) (Commissioner District No. 1).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/189117>

8. BOA227

HOWSER

DIMENSIONAL VARIANCE HILL SUBDIVISION

A request by M.V.E., Inc., for approval of a dimensional variance to allow a 1.78-acre parcel where 5 acres is required. The property is currently platted as a tract, which is not eligible for building permits, and the size and geometry of the property is the result of a property acquisition by El Paso County for the future realignment of Black Forest Road. The property is zoned RR-5 (Residential Rural) and is located on the east side of Black Forest Road, approximately one-quarter (1/4) of a mile south of Hodgen Road. If the request for a dimensional variance is approved, the applicant intends to replat the property as a Lot, which may be eligible for building permits. (Parcel No. 51290-09-002) (Commissioner District 1).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/179820>

9. BOA232

MATHY

DIMENSIONAL VARIANCE BARBARICK TRANSFER STATION - BOA SETBACK

A request by Kimley Horn Associates for approval of a dimensional variance to allow front and side setbacks (north and west sides of the property) of 35 feet each where 100 feet is required to all adjacent properties for the use of "Waste Disposal and Recycling Facilities" in the I-3 (Heavy Industrial) zoning district per section 5.2.59.E.1.g of the Land Development Code. This request is asking for relief from the specific standards of section 5.2.59.E.1.g, not the dimensional standards which they do meet. The 5.29-acre property is located on Cliff Allen Point roughly one-quarter of a mile south from Vollmer Place and Cliff Allen Point intersection, El Paso County, Colorado. (Parcel No. 5233002013) (Commissioner District No. 2).

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/187809>

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