

EL PASO COUNTY BOARD OF ADJUSTMENT

A G E N D A

Wednesday, June 9, 2021

Hearing begins at 9:00 a.m.

**Held at Centennial Hall Hearing Room
200 S. Cascade, Colorado Springs**

Meetings are held in the Hearing room (second floor) of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado, or other designated location as may be required.

The Board of Adjustment Agenda is automatically incorporated as part of the record unless specific objections are raised at the meeting. The recording is the official record of the proceedings.

1. **Pledge of Allegiance**
2. **Report Items – Craig Dossey or Mark Gebhart**
3. **Public Input on Items Not Listed on the Agenda**
4. **Adoption of Minutes of Regular Meeting held February 10, 2021**

5. **BOA-21-002**

KIEPE

**DIMENSIONAL VARIANCE
708 HACKBERRY DR**

A request by Thomas & Janet Silvis for approval of a dimensional variance to allow:

1. A front setback of zero (0) feet where twenty-five feet is the minimum required for a detached carport, and
2. A side setback of a one-half (1/2) foot, where five (5) feet is the minimum required for a detached carport.

The 0.178-acre property is zoned RS-6000 (Residential Suburban) and is located on the west side of Hackberry Drive, approximately one-half (1/2) mile east of the Main Street and Security Boulevard intersection, and is within Section 12, Township 15 South, Range 66 West of the 6th P.M. (Parcel No. 65123-17-007) (Commissioner District 4).

6. **BOA-21-003**

RIVAS

**DIMENSIONAL VARIANCE
SPACE VILLAGE FILING NO. 2 SUBDIVISION**

A request by Space Village Retail, LLC, for approval of a dimensional variance to allow:

1. One (1) freestanding sign with an area of 118.85 square feet where 40 square feet is allowed.
2. One freestanding sign thirty-two (32) feet in height where thirty (30) feet is the maximum height allowed.
3. A second freestanding sign thirty (30) square feet in area where only one (1) freestanding sign is allowed.

The 1.97-acre property is within the C-1 (Commercial Obsolete) zoning district and is subject to the CAD-O (Commercial Airport District Overlay). The property is located at the southeast corner of the Space Village Avenue and Peterson Boulevard intersection and is within Section 17, Township 14 South, Range 65 West of the 6th P.M. (Parcel Nos. 54170-01-001, 54170-01-007, 54170-01-008, and 54170-01-009) (Commissioner District 4)

7. **BOA-21-001**

HOWSER

**DIMENSIONAL VARIANCE
CHRISTIAN RESIDENCE**

A request by Christian Construction, Inc., for approval of a dimensional variance to allow a side yard setback of 14.33 feet for an accessory structure where the minimum required side yard setback is 25 feet in the RR-5 (Residential Rural) zoning district. The 5.04-acre property is located on the north side of Reata Road approximately one (1) mile northwest of the intersection of Reata Road and Sweet Road and is located within Section 26, Township 11 South, Range 64 West of the 6th P.M. (Parcel No. 41260-01-008) (Commissioner District 2).

For information regarding an item being considered by the Board of Adjustment, or additional information, please call 719-520-6300. Agendas and staff reports for all BOA hearings are located on the County's Web site at – <https://planningdevelopment.elpasoco.com> (click on Board of Adjustment and 2020 hearings).