

# Notice of Public Hearing

RE: Variance Request 20220321: Front Setback Variance @ 11110 and 11120 Belvidere Ave.

## LEGAL DESCRIPTIONS OF THE PROPERTIES:

11110 Belvidere Ave. = El Paso County Tax Schedule # 8308201028:

TRACT IN SW4NW4 SEC 8-13-68 AS FOLS, BEG AT SW COR OF LOT 12 BLK 58 ADD 8 TO GREEN MOUNTAIN FALLS, TH WLY ON NLY LN OF BELVIDERE AVE 75 FT, TH NLY AT R/A TO BELVIDERE AVE 150 FT, ELY TO NW COR OF AFSD LOT 12, TH S 2<59' W 150 FT M/L TO POB 4

11120 Belvidere Ave. = El Paso County Tax Schedule # 8308201029:

TRACT IN SW4NW4 SEC 8-13-68 AS FOLS, BEG AT SW COR OF LOT 12 BLK 58 ADD 8 TO GREEN MOUNTAIN FALLS, TH FOL NLY LN OF BELVIDERE AVE WLY 75 FT FOR POB, TH NLY AT R/A TO BELVIDERE AVE 150 FT, WLY ON A LN PARA TO SD NLY LN OF BELVIDERE AVE 100 FT, SLY AT R/A TO LAST COURSE TO NLY LN OF BELVIDERE AVE, TH ELY ALG SD NLY LN TO POB 3

To Whom It May Concern:

The owners of the above properties are requesting approval of a variance to the Town's 15-foot front setback development requirement. The variances being requested are to allow for the reconstruction of existing decks within the same footprint. The variances, if approved along with ROW easement agreements, will allow the project to satisfy the zoning requirements of the Town of Green Mountain Falls.

The Town of Green Mountain Falls requires all zoning variance requests be subject to a public hearing in both Planning Commission and Board of Trustees meetings. The first of these Public Hearings will be held at the August 23, 2022, Planning Commission meeting at 6:30 p.m. The second will be held at the August 30, 2022, Board of Trustees meeting at 7:00 p.m. Both meetings will be in Town Hall, located at 10615 Green Mountain Falls Road, Green Mountain Falls, CO 80819.

If you wish to make a comment regarding the application under review, and are unable to attend the Public Hearing, you may submit a written statement by the dates listed above to the Town Clerk at [clerk@gmfco.us](mailto:clerk@gmfco.us). A copy of the full application may be obtained from the Town Clerk, should you need more information than what has been included with this letter. Emailed comments are preferred; however, physical submissions will also be accepted at the front desk of Town Hall (10615 Green Mountain Falls Rd.). Public Comment will not be included as part of the Staff review of the request after 5pm on the day before the Public Hearing.

You may contact the Town Clerk if you have any questions or comments regarding this application at the email address above or by phone at 719-684-9414 x1.



Nate Scott  
Town Clerk/Treasurer