

# Notice of Public Hearing

RE: Variance Request 20220608: Front Setback Variance @ 11115 Midland Ave

LEGAL DESCRIPTION OF THE PROPERTY: El Paso County Tax Schedule # 8308211002;  
NLY 70 FT OF LOTS 2, 3 BLK 24 GREEN MOUNTAIN FALLS ADD 3

To Whom It May Concern:

The owners of the above property are requesting approval of a variance to the Town's 15-foot front setback development requirement for the 5,000 R-1 Zone District. The variance, if approved, will allow the project to satisfy the zoning requirements of the Town of Green Mountain Falls. The variances being requested are:

-Allowing of deck/structure construction within the defined 15-foot front setback of the [5,000 R-1 Single-Family Residential Zone District](#). The proposed structures would be seven (7) feet away from the front property line.

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 June 28, 2022, Planning Commission meeting at 6:30 p.m. The second will be held at the July 5, 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 date 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 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