



Department of Planning and Zoning

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To: Fremont County Board of Zoning Adjustment Members

From: Danielle Adamic, Planning Coordinator

Date: February 6, 2023

Reference: Fremont County Board of Zoning Adjustment Meeting, Tuesday, February 21, 2023

Please be advised that the Fremont County Board of Zoning Adjustment will hold a Public Hearing on **February 21, 2023**, at **3:00 P. M.** in the Lower Level Meeting Room (LL-3) of the Fremont County Administration Building at 615 Macon Avenue, Cañon City, Colorado. **If you anticipate any problems in attending this meeting please contact the Department as soon as possible.**

Please find enclosed your review package for the following agenda:

- 1. Elect a Chairman and Vice Chairman**
- 2. Approval of the February 21, 2023 Board of Zoning Adjustment Meeting Agenda.**
- 3. Approval of the September 20, 2022 Board of Zoning Adjustment Meeting Minutes.**
- 4. BOZA 22-004 Hamand:** Request for variance from the Fremont County Zoning Resolution (FCZR) by Teresa Hamand for the property located at 2145 Cedar Ave., in Canon City. The property is located in the Agricultural Living Zone District.

VARIANCE REQUEST

- a. To allow a 5'9" and 36'.8' side-yard setback.
- b. To allow a 42' front-yard setback
- c. To allow an increase in lot coverage to 16.46%

ZONING REQUIREMENT

4.3.5 DEVELOPMENT REQUIREMENTS:

4.3.5.2 Maximum lot coverage: Ten (10) percent

4.3.5.5 Minimum setback requirements:

4.3.5.5.1 Front yard: Seventy-five (75) feet

4.3.5.5.2 Side yards: Fifty (50) feet

4.3.5.5.3 Rear yard: Fifty (50) feet

(The FCZR - can be viewed at <http://www.fremontco.com/planningandzoning/index.shtml>)

5. OTHER ITEMS FOR DISCUSSION

6. ADJOURNMENT

If you have any questions, please feel free to contact me at the Department.

Danielle Adamic,
Planning Coordinator