



October 29, 2020

**Re: Project Statement—1675 Garden of the Gods Rd.—Use Variance**

To Whom It May Concern:

El Paso County Citizens Center would like to propose a freestanding directory sign located at the roundabout on the interior of the property, just after the main entrance off Garden of the Gods Road, that has an Electronic Message Center (EMC) component for public awareness to identify pertinent information inside the property.

City Code regulates signs based on the “Use” of the property. In this case, the property would be designated with mixed uses including Office and Civic. Currently under the Sign Ordinance the only use permitted to have Electronic Message Center signs would be the “Commercial” use classification. Therefore, they would like to request a Use Variance for this proposal.

The purpose for the sign is to assist with communication to the public and offer options as not to have to enter the building. This is especially needed during the current pandemic. Examples for use:

Listing hours of operation: Closed for a holiday. (Stops people from trying to enter the parking garage or the building.)

Communicating vital / important messages to the public: Assisting with keeping people out of the building if they do not need to access. (i.e. information on applying for critical benefits online, voting / election information, tax information – property tax, directing people to online information, etc.)

Information to the public: Child abuse prevention month, etc.

The criteria and explanations of a Use Variance for this proposal are as follows:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class of uses in the same zone so that a denial of the petition would result in undue property loss.

The exceptional or extraordinary circumstances applicable to this property are that first, there is a parking garage on the property. This makes the need to communicate with the public even greater to direct and provide other pertinent information as listed above. Secondly, the current pandemic has made the need to communicate with the public without being in the physical presence with them even greater. Lastly, even though EMC type signs are typically not allowed under the Office and Civic use, El Paso County Citizens Services Center has a unique use of serving the public in such a way that visual communication is necessary, especially during these uncertain times.

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2. That such variance is necessary for the preservation and enjoyment of a property right of the petitioner.

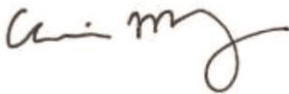
This variance is necessary for the preservation of the right to communicate information to the public, being that the use is a public agency serving the public.

3. That such variance will not be detrimental to the public welfare or convenience nor injurious to the property or improvements of other owners of property.

The variance will not be detrimental to the public welfare or convenience, nor injurious to the property. The sign will be set back 134 feet from Garden of the Gods Road, so it will not be a distraction to drivers along the busy road. This variance will only enhance convenience for its users and property owner to provide clear and necessary information, once users enter the property.

If you have any questions regarding this request, please contact us.

Sincerely,



Carisa Mowry  
Project Manager

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