

Mike Castellucci
Chair

Weston Burrer
Vice Chair

PUEBLO

Zoning Board of Appeals

Allison Ernst
Secretary

Steve Anselmo

Yvonne Lujan-Slak

Minutes for ZBA Hearing, December 17, 2013

City Council Chambers, 1 City Hall Place

MEETING CALLED TO ORDER

The meeting was called to order at 7:00 p.m. with Chairperson Mike Castellucci presiding.

Board Members Present: Mike Castellucci, Allison Ernst, Yvonne Lujan-Slak, Steve Anselmo and Brian Lucas

Board Members Absent: none

Staff Members Present: Jeff Bailey, P.E., Assistant City Manager for Development Services; Wade Broadhead, Planner. Paul Willumstad, Board Attorney.

APPROVAL OF MINUTES

Motion to approve the minutes from the November 26, 2013 meeting by Ernst, second by Lujan-Slak
Motion passed 5 - 0 - 0

APPROVAL OF AGENDA

Motion to approve agenda for December 17th, 2013 hearing by Ernst, second by Lucas
Motion passed 5 - 0 - 0

REGULAR BUSINESS

Consent Agenda

Commission Action:

Motion to approve Consent agenda, case **ZBA 050-2013, 15 Churchill Place**, application for a home day care, subject to staff conditions, by Ernst, seconded by Lujan-Slak

Motion passed 5 - 0 - 0

Regular Agenda

ZBA 044-2013 (2615 Holmes Street- Henry Cruz)

A **Variance**, to allow a reduction in side yard setback requirements.

Staff Report by Wade Broadhead for Katie Carleo

Applicant was in attendance. He stated he fully understood the status and conditions of his application.

Commission Action:

Motion to approve with Staff recommendations by Anselmo, second by Ernst with the following condition(s):

1. Standard permit conditions 1-13
2. Maintain a 3 foot side yard setback on eastern property boundary along garage.
3. Carport must be architectural compatible with the home; this will include a similar roof material and color and paint. No metal or fabric shall be used as siding or roofing material.
4. Shall direct storm water runoff away from the neighboring property.

Motion passed 5 - 0 - 0

ZBA 049-2013 (213 Van Buren Street- Chuck Quintana)

A **Variance** to allow a reduction in both side yard setback requirements.

Staff Report by Wade Broadhead for Katie Carleo

Applicant was present and gave testimony on the design and need for the carport. Carmen Tayofa, residing at the same location, also testified in support of the application.

Joan Trujillo, next door neighbor (211 Van Buren St.) testified against the application and presented four photographs entered into evidence A, B, C, and D. Ms. Trujillo contended that the applicant generally doesn't follow the rules, obtain building permits, and doesn't maintain their property and has an illegal shed. In discussion with Mr. Quintana staff determined the shed was 8ft x 8ft and didn't require a building permit.

Mr. Quintana came back to the podium and responded to the allegations about the shed and condition of the property.

Commission Action:

Motion to approve with staff recommendations, motion by Ernst, second by Lucas with the following condition(s):

1. Standard permit conditions 1-13.
2. Maintain 4 foot side yard setback on northeast and southwest property boundary.
3. Maintain a 4 foot rear yard setback along the rear (alley) property line.

4. Must direct all run off away from the neighboring properties.

Motion passed 5 - 0 - 0

ZBA 047-2013

A **Special Use Permit** as a use by Review to allow a Salvage Yard in an I-2 zone district.
Case continued to January 28, 2014 hearing.

ADJOURN

There being no further business the meeting was adjourned at 8:15 p.m.