

Mike Castellucci
Chair

Weston Burrer
Vice Chair

PUEBLO



Zoning Board of Appeals

Allison Ernst
Secretary

Steve Anselmo

Yvonne Lujan-Slak

Minutes for ZBA Hearing, October 28, 2014 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

Staff Members Present: Jerry M. Pacheco, Senior Planner; Steven Meier, Director; and Paul Willumstad, Board Attorney.

APPROVAL OF AGENDA

Motion to approve the agenda for September 23, 2014 as amended by Anselmo, second by Lujan-Slak.
Motion passed 5 - 0

REGULAR BUSINESS

Consent Agenda

None

Regular Agenda

ZBA 14-31 (21 Montebello Road)

A **Variance** from the commercial architectural standards to allow a canvas accessory structure for group exercise.

Staff Report by Jerry M. Pacheco

The Property Owner wishes to install the proposed structure to have an enclosed open-floor area to conduct physical training and exercise. Given the significant cost differences between the engineered structure, manufactured by WeatherPort Shelter Systems, and a brick clad addition to the existing building, the proposed structure is an economical solution for the spatial needs. By placing the structure at the rear of the lot and behind the building the proposed structure should not be very visible from

Montebello Road. Colorado State Highway 47 runs east/west approximately 380 feet away and existing trees and vegetation should help screen the structure.

Bob Smallwood appeared representing the property owner and reiterated the request. He stated he understood the staff recommendations and had no objections.

Commission Action:

Motion to approve with staff recommendations, motion by Ernst, second by Lujan-Slak.

Motion passed 5 - 0.

ADJOURN

There being no further business the meeting was adjourned at 9:22 p.m.