

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Yvonne Lujan-Slak
Secretary

Lisa Bailey

Sarah French

Minutes for April 28, 2020

City Council Chambers, 1 City Hall Place

The meeting was called to order at 7:02 p.m. with Chair Lujan-Slak presiding.

Board Members Present: Yvonne Lujan-Slak, Elizabeth (Lisa) Bailey, Sarah French, Steve Anselmo, and Mike Castellucci

Board Members Absent: none

Staff Members Present: Scott Hobson, Acting Director for Department of Planning and Community Development; Beritt Odom, Principal Planner; Daniel Kogovsek, Board Attorney; Chelsea Stromberg, Planner, Bart Mikitowicz, Planner

This meeting was held via conference call. All votes were roll call, to distinguish each speaker.

~ Approval of Minutes

Motion to approve the minutes from the meeting of March 24, 2020, by Bailey second by French.

Motion passed 5 - 0

~ Approval of Agenda

Anselmo moved to approve the agenda. The motion was seconded by Bailey.

Motion passed 5 - 0

REGULAR AGENDA

Each case that follows proceeded in a uniform process as directed by Chair Lujan-Slak. Beginning with a staff report presented by the Planner assigned, then questions, if any, from the Board to staff members. Next, the applicant is sworn in by Board Attorney Daniel Kogovsek, then the applicant states his or her name and address. The Board questions the applicant and confirms understanding of staff report and conditions for approval. Applicant may add further information, followed by further questions, if any, from the Board. Then the Board asks if anyone present in the audience will state support for the applicant, followed by those who state opposition. Then the Board closes the public hearing and reviews findings of fact. Then the Board may motion to approve or deny the application for permit. In some cases, permits may be conditionally approved.

1. **ZBA-20-09 3002 W 22ND Variance (Total Building Concepts) A Variance to reduce the second front yard setback from 12.5 feet to 5 feet in a Single Family Residential (R-2 Zone) District.**

Lujan-Slak asked whether the applicant was present to represent the request. No applicant was present on the line.

Commission Action:

Motion to continue to the May 19th, 2020 Zoning Board of Appeals hearing by Castellucci. The motion was seconded by Bailey

Motion passed 5-0

2. **ZBA-20-11 1605 S Pueblo Blvd. Special Use Permit (John Walesa, Nexius) A Special Use Permit To Allow A Telecommunication Facility In A Multiple-Residential And Office (R-5 Zone) District.**

Lujan-Slak asked whether the applicant was in the audience to represent the request. Once the applicant confirmed, from the audience, that they were present, Lujan-Slak asked for the staff presentation, which was given by Ms. Stromberg. Lujan-Slak then asked for the applicant to be sworn in. **John Walesa** was sworn in by Mr. Kogovsek, who also asked him to sign in. Following such actions, the applicant introduced himself and offered to answer any questions. **Mr. Walesa** summarized the proposed Special Use Permit. Lujan-Slak asked the applicants if they read the staff report, understand the conditions, and can comply with the staff conditions. **Mr. Walesa** stated that he read the staff report and can comply with the conditions. Ms. Lujan-Slak asked if there was anyone in the audience wishing to speak in favor of the application, Josh Richardson with the Pueblo Christian Center, the site of the proposed cell tower, spoke in favor of the application and asked some questions about the subdivision process and costs associated. Ms. Lujan-Slak asked if there was anyone wishing to speak in opposition of the application, there were none. The public hearing was then closed.

Commission Action:

Motion to grant by Castellucci, second by Anselmo.

Motion passed 5-0.

3. **ZBA-20-08 104 Parkside Lane Variance (Nickolas Riddle) A Variance For The Architectural Compatibility Of An Accessory Structure In An Agricultural (A-1 Zone) District**

Lujan-Slak asked whether the applicant was present to represent the request. Once the applicant confirmed that they were present, Lujan-Slak asked for the staff presentation, which was given by Mr. Mikitowicz. Lujan-Slak then asked for the applicant be sworn in. **Nickolas Riddle** was sworn in by Mr. Kogovsek. Following such actions, the applicant introduced

himself and offered to answer any questions. **Mr. Riddle** summarized the proposed Variance and indicated that he intends to restore the original paint scheme of the caboose to the original green and white. Lujan-Slak asked the applicant if he read the staff report, understand the conditions, and can comply with the staff conditions. **Mr. Riddle** stated that she read the staff report and can comply with the conditions. Ms. Lujan-Slak asked if there was anyone in the audience wishing to speak in favor of the application, Simon Tearpeck spoke in favor of the request. Ms. Lujan-Slak asked if there was anyone wishing to speak in opposition of the application, there were none. The public hearing was then closed.

Commission Action:

Motion to grant by Castellucci. The motion was seconded by Bailey

Motion passed 5-0

4. **ZBA-19-06 1619 Bonforte Blvd Variance (Jessica Guzman, Cardinal Capital Management, Inc.) Request for Extension A Variance to reduce the number of required parking spaces to 0.7 spaces per unit for a 39 unit multi-family residential development.**

Lujan-Slak asked whether the applicant was present to represent the request. Once the applicant confirmed that they were present, Lujan-Slak asked for the staff presentation, which was given by Ms. Stromberg. Given that the board heard the staff report in 2019 and the applicant already agreed to the conditions of the variance, it was determined that no public hearing was necessary.

Commission Action:

Motion to grant by Anselmo. The motion was seconded by French

Motion passed 5-0

~ **Adjourn:** Meeting adjourned at 7:58 p.m.

Minutes respectfully submitted by Chelsea Stromberg.