

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Lisa Bailey
Secretary

Yvonne Lujan-Slak

Georgia Way

Minutes for January 25, 2022
City Council Chambers, 1 City Hall Place

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

Board Members Present: Mike Castellucci, Elizabeth (Lisa) Bailey, Yvonne Lujan-Slak, and Georgia Way.

Board Members Absent: Steve Anselmo

Staff Members Present: Beritt Odom, Principal Planner; Daniel Kogovsek, Board Attorney; Bartholomew Mikitowicz, Planner; Danielle Baxter, Planner; Wade Broadhead, Planner.

~ Approval of Minutes

Motion to approve the minutes from the meeting of December 28, 2021, by Bailey, second by Lujan-Slak.

Motion passed 4-0.

~ Approval of Agenda

Bailey moved to approve the agenda. The motion was seconded by Lujan-Slak.

Motion passed 4 – 0.

Each case that follows proceeded in a uniform process as directed by Chair Castellucci. 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. Finally, the Board may motion to approve or deny the application for permit. In some cases, permits may be conditionally approved.

REGULAR AGENDA

ZBA-21-36 3004 S Prairie Ave Variance (Brian Keesling) Variance to reduce the required distance between a building in a Business Park (B-P) Zone District and residential use zone districts.

Mr. Castellucci asked whether the applicant was in the audience to represent. Castellucci then asked for the staff presentation, which was given by Mr. Mikitowicz. Castellucci then asked for the applicant to be sworn in. **Brian Keesling** (4465 E Warren Ave, Denver, CO 80222) affirmed his testimony to Mr. Kogovsek. Following such actions, the applicant introduced himself and offered to answer any

questions. Castellucci asked the applicant if he read the staff report, understand the conditions, and can comply with the staff conditions, Mr. Keesling agreed.

Nico Cordova (211 W 2nd St #306, Pueblo, CO 81003) spoke in favor of the application stating that Reyes Campers have signed a lease on the property, which would bring 30 additional jobs to Pueblo. Mr. Cordova also stated that the property owner of the residential zone district to the north is looking to rezone in the future.

No one spoke in opposition of the applicant.

Commission Action:

Motion to grant with standard permit conditions, motioned by Bailey, seconded by Lujan-Slak.

Motion passed 4-0.

ZBA-21-37 4415 N Elizabeth Street Special Use Permit (David Sanchez) Special Use Permit to allow for a Residence, watchman or caretaker in a Central Business (B-4) Zone District.

Mr. Castellucci asked whether the applicant was in the audience to represent. Castellucci then asked for the staff presentation, which was given by Mr. Mikitowicz. Castellucci then asked for the applicant to be sworn in. **David Sanchez** (15100 Almstead St, Hudson, CO 80642) affirmed his testimony to Mr. Kogovsek. Following such actions, the applicant introduced himself and offered to answer any questions. Castellucci asked the applicant if he read the staff report, understand the conditions, and can comply with the staff conditions, Mr. Sanchez agreed. Mr. Sanchez added that this proposed caretaker room would include a 2-bedroom apartment, which would help manage the business and add security.

No one spoke in favor or opposition of the applicant.

Commission Action:

Motion to grant with staff conditions, and standard permit conditions, motioned by Bailey, seconded by Lujan-Slak.

Motion passed 4-0.

ZBA-21-38 2519 Carthage Ave Special Use Permit (Jerika Shrontz) Special Use Permit to allow a detached solar array in a Single Family Residential (R-2) Zone District.

Mr. Castellucci asked whether the applicant was in the audience to represent. Castellucci then asked for the staff presentation, which was given by Ms. Baxter. Castellucci then asked for the applicant to be sworn in. **Tyler Surat**, (1433 Dailey Dr, Pueblo West, CO 81007) who spoke on behalf of the applicant, affirmed his testimony to Mr. Kogovsek. Following such actions, the applicant introduced himself and offered to answer any questions. Castellucci asked the applicant if he read the staff report, understand the conditions, and can comply with the staff conditions, Mr. Surat agreed.

No one spoke in favor or opposition of the applicant.

Commission Action:

Motion to grant with standard permit conditions, motioned by Way, seconded by Bailey.

Motion passed 4-0.

ZBA-21-39 444 Goodnight Ave Special Use Permit (Levi Ballejos) Special Use Permit to allow a duplex in a Single Family Residential (R-2) Zone District.

Mr. Castellucci asked whether the applicant was in the audience to represent. Castellucci then asked for the staff presentation, which was given by Mr. Mikitowicz. Castellucci then asked for the applicant to be sworn in. **Levi Ballejos** (444 Goodnight Ave, Pueblo, CO 81005) affirmed his testimony to Mr. Kogovsek. Following such actions, the applicant introduced himself and offered to answer any questions. Castellucci asked the applicant if he read the staff report, understand the conditions, and can comply with the staff conditions, Mr. Ballejos agreed.

No one spoke in favor or opposition of the applicant.

Commission Action:

Motion to grant with staff conditions, and standard permit conditions, motioned by Lujan-Slak, seconded by Bailey.

Motion passed 4-0.

ZBA-21-40 1528 Wabash Avenue Variance (Heriberto Lopez) Variance to allow a single-family home addition to increase the degree of nonconformity into both five-foot required side yard setbacks.

Mr. Castellucci asked whether the applicant was in the audience to represent. Castellucci then asked for the staff presentation, which was given by Mr. Mikitowicz. Castellucci then asked for the applicant to be sworn in. **Heriberto Lopez** (1528 Wabash Ave, Pueblo, CO) affirmed his testimony to Mr. Kogovsek. Following such actions, the applicant introduced himself and offered to answer any questions. Castellucci asked the applicant if he read the staff report, understand the conditions, and can comply with the staff conditions, Mr. Lopez agreed.

No one spoke in favor or opposition of the applicant.

Commission Action:

Motion to grant with shared maintenance agreement, staff conditions, and standard permit conditions, motioned by Bailey, seconded by Lujan-Slak.

Motion passed 3-1 (Castellucci opposed)

Zoning Board of Appeals, Minutes for January 25, 2022

~ **Adjourn:** Meeting adjourned at 8:03 p.m.

Minutes respectfully submitted by Danielle Baxter.