

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Lisa Bailey
Secretary

Yvonne Lujan-Slak

Georgia Way

Minutes for April 26, 2022
City Council Chambers, 1 City Hall Place

The meeting was called to order at 7:03 p.m. with Chair Castellucci presiding.

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

Board Members Absent: Yvonne Lujan-Slak and Steve Anselmo

Staff Members Present: Scott Hobson, Acting Director for Department of Planning and Community Development; Beritt Odom, Principal Planner; Daniel Kogovsek, Board Attorney; Bartholomew Mikitowicz, Planner; Danielle Baxter, Planner.

~ Approval of Minutes

Motion to approve the minutes from the meeting of March 22, 2022, by Bailey, second by Way.

Motion passed 3 - 0.

~ Approval of Agenda

Bailey moved to approve agenda as presented. The motion was seconded by Way.

Motion passed 3 – 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

1. **ZBA-22-09 2001 West Street - Variance (Erin Ashby)** Variance to reduce the required second front and side yard setbacks in a Single Family Residential (R-2 Zone) District. Staff report by Danielle Baxter. *Continued from the March 22, 2022 hearing*

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. Erin Ashby (2001 West St, Pueblo, CO) affirmed her testimony to Mr. Kogovsek. Following such actions, the applicant introduced herself and offered to answer any questions.

Castellucci asked the applicant if she read the staff report, understand the conditions, and can comply with the staff conditions, Ms. Ashby agreed. Ms. Ashby added that her neighbor with the garage behind her property is in support of the proposed carport.

No one spoke in support or opposition of the applicant.

Commission Action:

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

Motion passed 3-0.

2. **ZBA-22-10 702 & 706 Wilson Ave - Special Use Permit (James Goodman)** Special Use Permit to allow a Bed and Breakfast Inn in a Subregional Business (B-2) Zone District. Staff report by Danielle Baxter.

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. James Goodman (702 Wilson 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. Goodman stated the property now allows for four parking spaces, however two of the spaces are in the required front yard setback. Also, Mr. Goodman stated the area is graveled and he would prefer to not have to pour concrete. Mr. Goodman requested a variance for these requirements. Mr. Kogovsek and Ms. Odom stated a separate variance request would need to be made for the parking locations and paving requirements. Mr. Hobson stated the applicant could seek a single application for both variances.

No one spoke in favor or opposition of the applicant.

Commission Action:

Motion to approve with staff conditions, and standard permit conditions, motioned by Bailey, seconded by Way.

Motion passed 3-0.

3. **ZBA-22-11 630 W Pitkin Ave - Variance (Abraham Armendariz)** Variance to allow a detached accessory structure exceeding the principal structure footprint area in a Single Family Residential (R-2 Zone) District. Staff report by Danielle Baxter.

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. Abraham Armendariz (630 W Pitkin, 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. Armendariz agreed. Mr. Armendariz added he has a lot of

foot traffic along his property, and he would appreciate this variance to secure his belongings safely. He also agreed to remove the other detached accessory structures on the property.

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 Way.

Motion passed 3-0.

4. **ZBA-22-13 519 Broadway Ave - Special Use Permit (Angie Perdios)** Special Use Permit to allow for a Residence, two-family (duplex) in a Single-Residential (R-2) Zone District. Staff report by Bart Mikitowicz.

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 applicants to be sworn in. **Mike Wells and Angie Perdios** (520 Ditmars Ave, Pueblo, CO 81005) affirmed their 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. Wells agreed.

No one spoke in favor or opposition of the applicant.

Commission Action:

Motion to approve with staff condition, and standard permit conditions, motioned by Way seconded by Bailey.

Motion passed 3-0.

5. **ZBA-22-14 1719 S Pueblo Blvd – Special Use Permit (Cornelius Whitehead)** Special Use Permit to allow for commercial antenna within five hundred feet (500') of a Residential Zone District. Staff report by Bart Mikitowicz.

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. **Cornelius Whitehead** (3002 Bluff St, 300 Boulder, CO 80302) 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. Whitehead agreed. The board then conditioned that tower be made stealth with a tree like appearance.

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 Way, seconded by Bailey.

Motion passed 3-0

6. **ZBA-22-15 4025 North Dr - Special Use Permit (Angelica Gaucin)** Special Use Permit to allow for a Childcare, Center in a Single-Residential (R-2) Zone District. Staff report by Bart Mikitowicz.

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. **Angelica Gaucin** (4025 North Dr, Pueblo CO 81008) 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, Ms. Gaucin agreed.

Hailey Norman (4023 North Drive, Pueblo CO 81008) spoke in opposition. Stating that she was concerned that traffic, noise, and safety would have a negative effect on the surround properties.

Commission Action:

Motion to approve with staff condition and standard permit conditions, motioned by Bailey, seconded by Way.

Motion passed 3-0

~ **Adjourn:** Meeting adjourned at 8:53 p.m.

Minutes respectfully submitted by Danielle Baxter & Bart Mikitowicz.