

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Lisa Bailey
Secretary

Yvonne Lujan-Slak

Georgia Way

Minutes for May 24, 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 Steve Anselmo.

Board Members Absent: Georgia Way

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; Theron Verna, Planner.

~ Approval of Minutes

Motion to approve the minutes from the meeting of April 26, 2022, by Bailey, second by Lujan-Slak.

Motion passed 4 - 0.

~ Approval of Agenda

Bailey moved to approve agenda as presented. 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

1. **ZBA-22-16 1531 E 10TH Street LUP (Martha Montano)** Limited Use Permit to allow a beauty salon, barbershop as a home-based business 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 Mrs. Baxter. Castellucci then asked for the applicant to be sworn in. Martha Montano (1531 E 10th, Pueblo, CO) affirmed her testimony to Mr. Kogovsek.

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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. Montano agreed. Ms. Montano added she has been seeing these clients for a long time and she cannot afford to rent a chair in a salon working part time.

No one spoke in support or opposition of the applicant.

Commission Action:

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

Motion passed 4-0.

2. **ZBA-22-17 424 W City Center Drive VAR (Sydney Aulds)** Variance to reduce the required off-street parking in Regional Business (B-4) Zone District by one hundred percent (100%) from thirty-four (34) spaces to zero (0) spaces. Staff report by Bart Mikitowicz

Mr. Castellucci asked whether the applicant was in the audience to represent. The applicant was available virtually over Zoom. Castellucci then asked for the staff presentation, which was given by Mr. Mikitowicz. Castellucci raised questions regarding project phasing and variance application to staff. Staff concluded that the variance would only apply to the parcel in question, not potential future parcels that may occur in subsequent phases. Castellucci then asked questions related to public parking times in the vicinity of the project and staff responded. Castellucci then asked for the applicant to be sworn in. Sydney Aulds (10200 E Gerard Ave Building C, Suite 145, Denver, CO) affirmed his testimony to Mr. Kogovsek. Castellucci then provided the applicant with an opportunity to provide additional information and clarification. Following such actions, the applicant introduced himself and provided his companies background with similar projects in other cities and broader plans for this project. Castellucci asked the applicant if he read the staff report, understands the conditions, and can comply with the staff conditions, particularly with attention to the staff's recommendation of an ADA loading spot. The applicant asked if the ADA spot can be placed in the right-of-way. Staff commented that this is not a standard practice for the city. The applicant then asked if bicycle parking would be included in this case, to which staff commented that bicycle parking would be addressed in a subsequent commercial review.

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 Lujan-Slak.

Motion passed 3-0.

3. **ZBA-22-18 709 E 4TH ST SUP (Justin Fox)** Special use permit to allow for Warehousing use in a Central Business (B-4) Zone District. Staff report by Theron Verna.

Mr. Castellucci asked whether the applicant was in the audience to represent. Castellucci then asked for the staff presentation, which was given by Mr. Verna. Castellucci then asked if the board had any questions for staff. Castellucci then asked for the applicant to be sworn in. Justin Fox (30254 Preston Road, 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. Fox agreed. Mr. Fox explained his plans for reglazing of windows and security measures regarding 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 Anselmo, seconded by Bailey.

Motion passed 3-0.

4. **ZBA-22-19 2111 Driftwood VAR (John Trujillo)** Variance to reduce the required side-yard setbacks for a garage and carport from five feet (5') to two and a half feet (2.5') in a Single-family (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. John Trujillo (2111 Driftwood Lane, 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. Trujillo agreed. Castellucci asked the applicant if he intends to install gutters to the proposed garage, and the applicant confirmed that he intends to.

No one spoke in favor or opposition of the applicant.

Commission Action:

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

Motion passed 3-0.

5. **ZBA-22-20 PARCEL 512201002 SUP (Alexander Levin)** Special Use Permit to allow a residence, multifamily in a Highway and Arterial Business (B-3 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 Mrs. Baxter. Castellucci then asked for the applicant to be sworn in. Alexander Levin (1500 Cordova Rd, Ft Lauderdale, FL 33316) affirmed his testimony to Mr. Kogovsek. Following such actions, the applicant introduced himself and spoke on behalf of the

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project. Castellucci asked the applicant if he read the staff report, understand the conditions, and can comply with the staff conditions, Mr. Levin agreed. Ann Christensen (1309 E 3rd, Durango, CO 81301) from DHM Design also spoke on behalf of the applicant and project.

No one spoke in favor or opposition of the applicant.

Commission Action:

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

Motion passed 4-0

OLD/NEW BUSINESS

1. ZBA-21-17 760-818 Crane Ridge Dr One Year Extension Request

Mr. Castellucci asked whether the Board needed an overview of the project. The Board did not need a presentation on the project and Mr. Castellucci asked for a motion.

Commission Action:

Motion to approve a one-year extension with same staff conditions and standard permit conditions, motioned by Bailey, seconded by Anselmo.

Motion passed 4-0

~ **Adjourn:** Meeting adjourned at 8:14 p.m.

Minutes respectfully submitted by Theron Verna