

Mike Castellucci  
Chair

Steve Anselmo  
Vice Chair



Lisa Bailey  
Secretary

Yvonne Lujan-Slak

Georgia Way

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## Minutes for June 28, 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, 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.

### ~ Approval of Minutes

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

**Motion passed 3 - 0.**

### ~ Approval of Agenda

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

**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

**ZBA-22-23 1805 S Pueblo Blvd VAR (Charlie Montera)** Variance to allow for a wall sign to exceed the 2 sq.ft. per linear foot of frontage limit by forty-nine percent (49%) or one hundred thirty (130) sq.ft. In a Highway and Arterial Business (B-3) 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. Charlie Montera (133 Baylor St, Pueblo, CO) affirmed his testimony to Mr.

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Kogovsek. Following such actions, the applicant introduced himself 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, Mr. Montera agreed.

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 Way.

**Motion passed 3-0.**

1. **ZBA 22-24 520 W 13TH St VAR (Mitchell Ryan)** Variance to reduce the front yard setback from twenty-five (25) feet to zero (0) feet, and the rear yard setback from (15) feet to eight (8) feet in a Multiple Residential and Office (R-5) Zone District. 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. Mitchell Ryan (2108 E 12<sup>th</sup> Street, Pueblo, CO 81001) affirmed his testimony to Mr. Kogovsek. Castellucci then provided the applicant with an opportunity to provide additional information and clarification. Castellucci asked the applicant if she read the staff report, understand the conditions, and can comply with the staff conditions, Mr. Ryan agreed.

No one spoke in favor or opposition of the applicant.

**Commission Action:**

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

**Motion passed 3-0.**

**OLD/NEW BUSINESS**

~ **Adjourn:** Meeting adjourned at 7:20 p.m.

Minutes respectfully submitted by Bart Mikitowicz