

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Lisa Bailey
Secretary

Yvonne Lujan-Slak

Georgia Way

Minutes for April 25, 2023
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: Steve Anselmo, Mike Castellucci, Elizabeth (Lisa) Bailey, Georgia Way.

Board Members Absent: Yvonne Lujan-Slak.

Staff Members Present: Trevor Gloss, Assistant City Attorney, Acting Director of Planning and Community Development Scott Hobson, Beritt Odom, Principal Planner, Bart Mikitowicz, Senior Planner, Cindy Capritta, Land Use Technician.

Approval/Amendment of Agenda: Bailey moved to approve the agenda with the following amendments, continue ZBA-23-08 and ZBA-23-12 to the May 23, 2023 meeting, second by Way.

Motion passed: 4-0.

Approval of Minutes:

Motion to approve the minutes from the meeting of March 28, 2023, by Bailey, second by Way.

Motion passed: 4-0.

REGULAR AGENDA

1. ZBA 23-06 305, 307, 309 N. Santa Fe Ave, SUP (Gary Anzuini) Special Use Permit to allow for Residence, multifamily in a Regional Business (B-4) Zone District.

Public Hearing: Applicants: Henry Borunda, Gary Anzuini, and Jimmy Roybal were sworn in, answered all questions, and spoke in favor of the application. Applicants also provided Exhibit A and Exhibit B for the record. No one was present to speak in opposition.

Commission Action: Bailey motioned for approval of the application, seconded by Way with Staff recommended conditions #1-4 and condition the applicant to obtain a revocable permit for the private ground floor courtyard.

Motion passed: 4-0.

2. ZBA-23-08 Cont'd to May 23, 2023. 2318 Sandbar Ct. VAR (Augie Pannunzio) Variance to reduce the rear yard setback from fifteen (15) feet to twelve (12) feet in a Single Family Residential (R-2U) District Zone.

Public Hearing:

Commission Action:

Motion passed:

3. ZBA-23-09 2511 E. 4th St. VAR (Matt Welte) Variance to reduce the minimum one hundred (100) feet distance between a structure in a Business Park (B-P) Zone District (Pending Rezoning) to a residential zone district.

Public Hearing: Applicant: Matt Welte was sworn in and spoke in favor of the application. No one was present in opposition.

Commission Action: Bailey motioned for approval of the application seconded by Anselmo.

Motion passed: 4-0.

4. ZBA-23-10 930 Eagleridge Blvd. SUP (Marty Bechina) Special Use Permit to allow for Residence, watchman or caretaker in a Highway and Arterial Business (B-3) Zone District. An email from the Pueblo Fire Department was also included in the Staff Report.

Public Hearing: Applicant: Marty Bechina was sworn in and spoke in favor of the application. No one was present in opposition.

Commission Action: Bailey motioned for approval of the application, seconded by Way with the Standard Conditions.

Motion passed: 4-0

5. ZBA-23-11 815 E. 5th St. VAR (Manuel Torres) Variance to reduce the side yard setback from five (5) feet to three (3) feet in a Mixed Residential (R-4) Zone District.

Public Hearing: Applicants: Jesus Torres and Manuel Torres were sworn in and spoke in favor of the application. Edward Wright was sworn in and spoke in opposition.

Commission Action: Bailey motioned for approval of the application, seconded by Way with the Standard Conditions and Staff recommended conditions #1-3.

Motion passed: 3-1

6. ZBA-23-12 *Cont'd to May 23, 2023.* 1921 W 21st St. SUP (Shawn Shelton) Special Use Permit to allow for residence, two-family (duplex) in a Single Family Residential (R-2) Zone District.

Public Hearing:
Commission Action
Motion passed:

7. ZBA-23-13 PARCEL# 525210011 SUP (Grant Hall) Special Use Permit to allow three (3) residence, two-family (duplex) structures on one parcel in a Neighborhood Business, (B-1) Zone District.

Public Hearing: Applicant: Christa Jacobson appeared for Grant Hall and was sworn in and spoke in favor of the application. No one appeared in opposition.

Commission Action: Bailey motioned for approval of the application, seconded by Way, with the standard conditions and Staff recommend conditions #1-2.

Motion passed: 4-0.

8. ZBA-23 -14 2500 Wyoming Ave. SUP (David Jimenez) Special Use Permit to allow for Residence, one-family in a Sub-regional Business (B-2) Zone District.

Public Hearing: Applicant Chris Pasternak appeared for David Jimenez and was sworn in and spoke in favor of the application. No one appeared in opposition.

Commission Action: Bailey motioned for approval, seconded by Anselmo with the standard conditions, and Staff recommended conditions #1-3, to amend #2 and #3, install smaller window sizes in the store front and removal of the Transom windows, and allow for existing front sidewalk in good repair to remain and add sidewalks to the southside of building.

Motion passed: 4-0

IV Old/New Business- None

Adjourn @ 9:04 p.m.

Respectfully submitted,



Cindy Capritta

Land Use Technician

City of Pueblo- Planning & Community Development