

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Lisa Bailey
Secretary

Yvonne Lujan-Slak

Georgia Way

Minutes for July 25, 2023, 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: Paul Willumstad, Attorney, Acting Director of Planning and Community Development Scott Hobson, Beritt Odom, Principal Planner, Bart Mikitowicz, Senior Planner, Jay-Michael Baker, Planner, Mikaylin Hackley, Cindy Capritta, Land Use Technician (Zoom).

Approval/Amendment of Agenda: Bailey moved to continue ZBA-23-23 to August 22, 2023, and hear ZBA-23-27 before ZBA-23-26, and approve the agenda as amended. Seconded by Anselmo.

Motion passed: 4-0.

Approval of Minutes:

Motion to approve the minutes from the meeting of June 27, 2023, by Bailey, second by Anselmo.

Motion passed: 4-0.

REGULAR AGENDA

1. ZBA 23-23 *Continue to August 22, 2023, 1402 E 11TH St. VAR (Jesus Marquez)* A Variance to reduce the second front yard setback from twelve and a half (12.5) feet to six (6) feet in a Single Family Residential (R-2) Zone District. Staff Report by Bart Mikitowicz

Public Hearing: N/A

Commission Action: N/A

Motion passed: N/A

2. ZBA-23-25 1275 Drew Dix Pkwy. VAR - A variance to waive the parking lot island landscape performance standard for a large truck parking area. Staff report by Jay-Michael Baker

Public Hearing: Applicant: Amanda Madrid was sworn in via zoom 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.

Motion passed: 4-0.

3. ZBA-23-27 2227 N. Elizabeth St. VAR (Kimberlee Balagat) A Variance to reduce the off-street parking requirement from one (1) to zero (0) in a Single Family Residential (R-2) Zone District. Staff Report by Bart Mikitowicz.

Public Hearing: Applicant: Kimberlee Balagat 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 Anselmo with the standard conditions.

Motion failed: 4-0.

4. ZBA-23-26 2227 N. Elizabeth St. LUP (Kimberlee Balagat) A Limited Use Permit to allow for a Home-based Business in a Single Family Residential (R-2) Zone District. Staff Report by Bart Mikitowicz

Public Hearing: Applicant: Kimberlee Balagat 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 conditions 1 and 2 and to comply with the 3' x 3' requirement for the sign etched in flag stone.

Motion passed: 4-0

5. ZBA-23-28 1605 Mesa Place VAR (Tom Ledesma) A Variance to allow a second accessory structure over two hundred (200) square feet in a One and Two Family Residential (R-3) Zone District. Staff Report by Mikaylin Hackley

Public Hearing: Applicant: Tom Ledesma was sworn in via zoom phone and spoke in favor of the application. No one appeared in opposition.

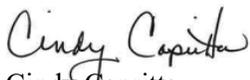
Commission Action: Bailey motioned for approval of the application, seconded by Way with the standard conditions.

Motion passed: 4-0.

Old/New Business- None

Adjourn @ 7:39 p.m.

Respectfully submitted,



Cindy Capritta

Land Use Technician

City of Pueblo- Planning & Community Development