

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Lisa Bailey
Secretary

Yvonne Lujan-Slak

Georgia Way

Minutes for August 22, 2023, 2023
City Council Chambers, 1 City Hall Place

The meeting was called to order at 7:00 p.m. with Secretary Bailey presiding.

Board Members Present: Elizabeth (Lisa) Bailey, Georgia Way, Yvonne Lujan-Slak.

Board Members Absent: Steve Anselmo, Mike Castellucci

Staff Members Present: Paul Willumstad, Attorney, David Wyatt, Assistant City Attorney, Acting Director of Planning and Community Development Scott Hobson, Beritt Odom, Principal Planner, Bart Mikitowicz, Senior Planner, Wade Broadhead, Senior Planner, Jay-Michael Baker, Planner and Cindy Capritta, Land Use Technician.

Approval/Amendment of Agenda: Lujan-Slak moved to amend the agenda and consolidate ZBA-23-24, ZBA-23-32, and ZBA 23-33 into one Hearing and vote on each case individually. Motion seconded by Way.

Motion passed: 3-0.

Approval of Minutes:

Lujan-Slak moved to approve the minutes from the meeting of July 25, 2023, second by Way.

Motion passed: 3-0.

REGULAR AGENDA

1. ZBA 23-23 *Continue from July 25, 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: Applicant: Jesus Marquez was sworn in and spoke in favor of the application. No one appeared in opposition.

Commission Action: Lujan-Slak moved to approve the application, seconded by Way with the standard permit conditions.

Motion passed: 3-0.

2. ZBA-23-24 945 E. Routt Ave. VAR (Weston Burrer) A Variance to reduce the required minimum lot-area in a Mixed Residential District Zone District (R-4)

Public Hearing: Applicant: Keith Wilhite was sworn in and spoke in favor of the application. No one appeared in opposition.

Commission Action: Lujan-Slak motioned for approval of the application, seconded by Way with the standard permit conditions.

Motion passed: 3-0.

3. ZBA-23-32 945 E. Roult Ave. VAR (Weston Burrer) A Variance to reduce the number of required onsite parking spaces by 100% in a Mixed Residential District Zone District (R-4) Staff Report by Wade Broadhead.

Public Hearing: Applicant: Keith Wilhite was sworn in and spoke in favor of the application. No one appeared in opposition.

Commission Action: Way motioned for approval of the application, seconded by Lujan-Slak with the standard permit conditions.

Motion passed: 3-0.

4. ZBA-23-33 945 E Roult Ave. VAR (Weston Burrer) A Variance to reduce the side yard setback from five feet to 2 inches and front yard setback from four (4) feet to zero feet in a Mixed Residential District Zone (R-4) Staff Report by Wade Broadhead.

Public Hearing: Applicant: Keith Wilhite was sworn in and spoke in favor of the application. No one appeared in opposition.

Commission Action: Lujan-Slak motioned for approval of the application seconded by Way with the standard permit conditions.

Motion passed: 30-0.

5. ZBA-23-35 4225 N. Elizabeth St. SUP (Northside Self Storage LLC) A Special Use Permit to allow for a Dog care facility in a Highway and Arterial (B-3) Zone District. Staff Report by Jay-Michael Baker

Public Hearing: Applicant: Jori Pollard appeared viz zoom, was sworn in and spoke in favor of the application. No one appeared in opposition.

Commission Action: Lujan-Slak motioned for approval of the application, seconded by Way with the standard conditions and provide a six (6) foot opaque fence around the outdoor area as described in the request. A chain link fence with opaque slats is not allowed.

Motion passed: 3-0.

6. ZBA-23-29 318 S. Union - *Withdrawn* - Appeal - Gate Color (South Union LTD) An Appeal concerning the City of Pueblo Historic Preservation Commission denial of a Certificate of Compliance for a blue metal gate at 318 S. Union Ave. Staff Report by Beritt Odom.

7. ZBA:23-30 326 S. Union - *Withdrawn* - Appeal - Core Mural (South Union LTD) Appeal concerning the City of Pueblo Historic Preservation Commission denial of a Certificate of Compliance for the "Core" mural at 326 S. Union Ave. Staff Report by Beritt Odom.

8. ZBA-23-31 322 S. Union - *Withdrawn* - Appeal - Steel Façade (South Union LTD) Appeal concerning the City of Pueblo Historic Preservation Commission denial of a Certificate of Compliance for steel façade improvements on 322 and 326 S. Union Ave. Staff Report by Beritt Odom.

Old/New Business:

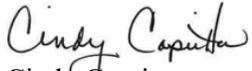
1. ZBA-21-24 1201 N. Main - Conditions on Extension request A-B-C. Staff report by Wade Broadhead, Senior Planner.

Commission Action: Lujan-Slak motioned for approval of the one (1) year extension seconded by Way.

Motion passed: 3-0.

Adjourn @ 7:58 p.m.

Respectfully submitted,



Cindy Capritta

Land Use Technician

City of Pueblo- Planning & Community Development