

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Lisa Bailey
Secretary

Yvonne Lujan-Slak

Georgia Way

Minutes for September 24, 2024
City Council Chambers, 1 City Hall Place

The meeting was called to order at 7:00 p.m. with Vice Chair Anselmo presiding.

Board Members Present: Steve Anselmo, Lisa Bailey, Mike Castellucci, Georgia Way

Board Members Absent: Yvonne Lujan-Slak

Staff Members Present: Scott Hobson, Acting Director for Department of Planning and Community Development, David Wyatt, Assistant City Attorney, Beritt Odom, Principal Planner, Bart Mikitowicz, Senior Planner, Mikaylin Hackley, Planner, Cindy Capritta, Land Use Tech.

Approval/Amendment of Agenda: Bailey motioned to approve the agenda as amended and to continue ZBA-24-27, and ZBA-24-49 to October 22, 2024, and withdraw ZBA-24-50, seconded by Way.

Motion passed: 4-0

REGULAR AGENDA

ZBA 24-27 1332 Cypress St. VAR (Ryan Lunsford) Variance to reduce a side yard setback for an existing principal structure in a (R-3) One- and Two- Family Residential Zone District. Staff Report by Wade Broadhead. *Continue to October 22, 2024*

ZBA-24-47 225 Northridge Dr. VAR (Adrian Martinez) Variance to reduce the front yard setback in a Single-Family Residential (R-1) Zone District.

Public Hearing: Applicant Adrian Martinez was sworn in and spoke in favor of the application. Speaking in opposition and sworn in were Michelle Malloy, Allie Spahr and Yvonne Lopez. Exhibits A and B were also submitted in opposition.

Commission Action: Bailey motioned to approve the application, with standard conditions, and one (2) staff condition, seconded by Way.

Motion Failed: 0-4

ZBA-24-49 1837 E. 18th St. VAR (Claudio Martinez) A Variance to reduce the rear yard setback from fifteen (15) feet to three (3) feet in a Single-Family (R-2) Zone District. Staff Report by Bart Mikitowicz. *Continue to October 22, 2024*

ZBA-24-50 3308 Lion's Den Ct. VAR (Crystal Terrell) Variance to reduce the side-yard and rear-yard setbacks in a Single-Family Residential (R-2U) Zone District. Staff Report by Mikaylin Hackley. *Withdrawn*

ZBA-24-52 400 S. Union Ave. SUP (Full Plate Management, LLC) A Special Use Permit to allow for a Residence, multifamily in a Regional Business (B-4) Zone District. Staff Report by Bart Mikitowicz

Public Hearing: Applicant **Nathan Stern** was sworn in and spoke in favor of the application. Steven Sumida was sworn in and spoke in support. No one appeared in opposition

Commission Action: Bailey motioned to approve the application with standard conditions, seconded by Anselmo.

Motion Passed: 4-0

ZBA-24-51 400 S. Union Ave. VAR (Full Plate Management, LLC) A Variance to reduce the off-street parking requirement in a Regional Business (B-4) Zone District. Staff Report by Bart Mikitowicz.

Public Hearing: Applicant Nathan Stern under oath spoke in favor of the application.

Commission Action: Bailey motioned to approve the application, with standard conditions and one (1) staff condition seconded by Way.

Motion Passed: 3-1 (Way)

ZBA-24-54 131 Spring St. Appeal of the Administrative Official Determination regarding the definition of sign, Section 17-10-04, (e), (9), of the Pueblo Municipal Code. Staff Report by Beritt Odom.

Public Hearing: Applicant Jeff Madeen was sworn in and spoke in favor of the application. Being sworn in and speaking in favor of the application were: Andrew Naglich, Chris Guadron, Quentin Hagedwood, Nathan Stern, Steven Sumida, Helen Eberhardie Dunn, Phil VanGarrick, Shannon Plamer, Bob Marsc, James Beck, Joseph Klune, Candy Halliburton, Wayne Halliburton, Mark Yaeger, Kelley Adams, Shana Holman, Andrew Holman, Reid Miller, Zoe Madeen, Tom Ossner, Stiles Thissell, Suzanne Cote~, Celeste Santistevan, Genie Walker. No one appeared in opposition.

Commission Action: Castellucci motioned to approve the Administrative Officials interpretation of the Sign Code, Section 17-10-04, (c), (9) of the Pueblo Municipal Code.

Motion Passed: 4-0

Approval of Minutes: Bailey moved to approve the August 27, 2024, minutes, seconded by Way.

IV Old Business - None

Adjourn @ 9:23 p.m.

Respectfully submitted,



Cindy Capritta
Land Use Technician
Planning and Community Development