

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Lisa Bailey
Secretary

Yvonne Lujan-Slak

Georgia Way

MINUTES OF REGULAR MEETING

City of Pueblo, Colorado
Thursday, November 26, 2024 – 3:30 p.m.
City Council Chambers, 1 City Hall Place

The meeting was called to order at 7:01 p.m. with Mike Castellucci presiding.

Board Members Present: Mike Castellucci, Steve Anselmo, Lisa Bailey, Yvonne Lujan-Slak

Board Members Absent: Georgia Way

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; Wade Broadhead, Senior Planner; Mikaylin Hackley, Planner; Hannah Prinzi, Planner

Staff Members Absent: Cindy Capritta, Land Use Tech.

Approval/Amendment of Agenda: Bailey motioned to amend the agenda to withdraw ZBA-24-59 and approve the agenda as amended. Seconded by Lujan-Slak.

Motion passed: 4-0

REGULAR AGENDA

1. ZBA-24-56 26 Loyola Ln. VAR (Gary Anzuini) Variance to reduce a side-yard setback in a Single-Family Residential (R-2) Zone District. Staff Report by Mikaylin Hackley.

Public Hearing: Applicant Gary Anzuini was sworn in and spoke in favor of the application. No one spoke in opposition.

Commission Action: Bailey motioned to approve the application with standard permit conditions and staff conditions, seconded by Lujan-Slak.

Motion Passed: 4-0

2. ZBA-24-59 2819 Cascade Ave. Var (Daisy Mejia) Variance to reduce the front-yard setback in a Single-Family Residential (R-2) Zone District. Staff Report by Bart Mikitowicz. *Withdrawn*

3. ZBA-24-60 124 Midway Ave. Var (Gary Anzuini) Variance to reduce parking requirements by 100% in a Central Business (B-4) Zone District. Staff Report by Hannah Prinzi.

Public Hearing: Applicants Gary Anzuini and Breanna Pascuzzo were sworn in and spoke in favor of the application. Letters in favor of the application from Marcee Gutman Ballantyne, Bob Walker, and Dan Wodiuk were entered into the record as exhibit A, B, and C respectively. Jean Latka was sworn in and spoke in favor of the application. Tom

Latka was sworn in and spoke in favor of the application. Patricia Romero was sworn in and spoke in opposition of the application. Romero’s letter in opposition was entered into the record as exhibit D.

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

Motion Passed: 4-0

4.ZBA-24-61 3400 Elmwood Circ. Var (Katherine Morgan) Variance to reduce a side-yard setback in a Single-Family Residential (R-2) Zone District. Staff Report by Mikaylin Hackley.

Public Hearing: Applicant Katherine Morgan was sworn in and spoke in favor of the application. No one spoke in opposition.

Commission Action: Bailey motioned to approve the application with standard permit conditions, staff conditions, and a condition from the board that the carport cannot be enclosed, seconded by Anselmo.

Motion Passed: 4-0

5.ZBA-24-62 1804 E. 17th St. Var (Hector Palacios) Variance to reduce the front-yard setback requirements in a Single-Family Residential (R-2) Zone District. Staff Report by Hannah Prinzi.

Public Hearing: Applicant Hector Palacios was sworn in and spoke in favor of the application. No one spoke in opposition.

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

Motion Passed: 4-0

6.ZBA-24-63 1003 Liberty Ln. VAR (Jeff Neulieb) Variance to reduce the required twenty-five-foot front-yard setback and the twelve and a half foot second front-yard setback for the construction of a new apartment building in a Multiple-Residential and Office (R-5) Zone District. Staff Report by Wade Broadhead.

Public Hearing: Applicants Jeff Neulieb and Shaina Maphet was sworn in and spoke in favor of the application. No one spoke in opposition.

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

Motion Passed: 3-1 (Castellucci)

7.ZBA-24-64 1103 N Elizabeth St. SUP (Ken Harriman) Special Use Permit to allow for a gas station in a Neighborhood Business (B-1) Zone District. Staff Report by Bart Mikitowicz.

Public Hearing: Applicant Ken Harriman and Mark Harriman were sworn in and spoke in favor of the application. No one spoke in opposition.

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

Motion Passed: 4-0

Approval of Minutes: Bailey moved to approve the October 22, 2024, minutes, seconded by Anselmo.

Motion Passed: 4-0

Old Business - None

Adjourn @ 8:30 p.m.

Respectfully submitted,

Hannah Prinzi

Planner

Planning and Community Development