

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Lisa Bailey
Secretary

Yvonne Lujan-Slak

Georgia Way

MINUTES OF REGULAR MEETING

City of Pueblo, Colorado
Tuesday January 28th, 2025 – 7:00 p.m.
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: Mike Castellucci, Steve Anselmo, Lisa Bailey, Yvonne Lujan-Slak, Georgia Way

Board Members Absent:

Staff Members Present: Scott Hobson, Acting Director for Department of Planning and Community Development; David Wyatt, Assistant City Attorney, Beritt Odom, Principal Planner; Wade Broadhead, Sr. Planner; Mikaylin Hackley, Planner; Hannah Prinzi Planner
Cindy Capritta, Land Use Tech. (Zoom)

Approval/Amendment of Agenda: Bailey motioned to approve the agenda as amended, seconded by Anselmo.

Motion passed: 5-0

REGULAR AGENDA

1. ZBA-25-01 2113 S Prairie Ave SEP (Bryan Antle) Special Exception Modification to allow a Contractor's Yard in a Central Business (B-4) Zone District. Staff Report by Mikaylin Hackley

Public Hearing: Applicant Bryan Antle was sworn in and spoke in support of the application. No one spoke in opposition.

Commission Action: Bailey motioned to approve the Special Exception Modification with standard permit conditions, seconded by Way.

Motion Passed: 5-0

2. ZBA-25-02 1321 W Abriendo Ave VAR (Darrell Braden) Variance to reduce side-yard setback requirements in a Single-Family Residential (R-1) Zone District. Staff Report by Hannah Prinzi.

Public Hearing: Applicant Darrell Braden was sworn in and spoke in support of the application. Being sworn in and speaking in opposition were Eric Halverson and Molly Halverson. Exhibits A-D photos were submitted.

Commission Action: Bailey motioned to approve the application with standard permit conditions and 1 staff condition, seconded by Lujan-Slak.

Motion Failed: 1-4 (Castellucci, Anselmo, Bailey, Lujan-Slak)

3. ZBA-25-03 634 Goodnight Ave VAR (Casey Prutch) Variance to reduce required parking spaces in a Sub-Regional Business (B-2) Zone District. Staff Report by Mikaylin Hackley.

Public Hearing: Applicant did not appear. Anselmo moved to continue the hearing to the February 25, 2025, meeting, seconded by Bailey.

4. ZBA-25-04 213 Spring St VAR (Randy Tafoya) Variance to reduce side-yard setbacks in a Mixed Residential (R-4) Zone District. Staff Report by Hannah Prinzi

Public Hearing: Applicant Randy Tafoya was sworn in and spoke in support of the application. No one appeared in opposition.

Commission Action: Bailey motioned to approve the application with standard permit conditions and 2 staff conditions, seconded by Lujan-Slak.

Motion Passed: 3-2 (Anselmo, Bailey)

5. ZBA-25-05 4180 Dillon Dr VAR (Jennifer Perkins) Variance to reduce the number of required off-street parking spaces in a Highway and Arterial Business (B-3) Zone District. Staff Report by Wade Broadhead.

Public Hearing: Applicant Jennifer Perkins was sworn in and spoke in support of the application. No one appeared in opposition.

Commission Action: Bailey motioned to approve the application with standard permit conditions and 1 staff condition, seconded by Anselmo.

Motion Passed: 5-0

6. ZBA-25-06 2602 Ontario St Var (Edwardo Martinez) Variance to reduce the side-yard setbacks requirements in a One and Two-Family Residential (R-3) Zone District. Staff Report by Hannah Prinzi.

Public Hearing: Applicant Edwardo Martinez was sworn in and spoke in support of the application. No one appeared in opposition.

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

Motion Passed: 4-1 (Castellucci)

7. ZBA-25-07 632-634 Edna Ln SUP (Vincent Hall) Special Use Permit for a Duplex in a Single-Family Residential (R-2) Zone District. Staff Report by Wade Broadhead.

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

Commission Action: Bailey motioned to approve the application with standard permit conditions and 1 staff Condition, seconded by Lujan-Slak.

Motion Passed: 5-0

8. ZBA-25-08 223 Creston Dr VAR (Josh Wooten) Variance to reduce the side-yard setbacks requirements in a Single-Family Residential (R-2) Zone District. Staff Report by Mikaylin Hackley

Public Hearing: Applicant John Wooten was sworn in and spoke in support of the application. No one appeared in

opposition.

Commission Action: Bailey motioned to approve the application with standard permit conditions, 3 staff conditions, and an additional Board condition, seconded by Way.

Motion Passed: 3-2 (Anselmo, Castellucci)

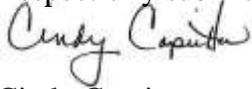
Approval of Minutes: Bailey motioned to approve the November 26, 2024, minutes, seconded by Anselmo.

Motion passed: 5-0

New/Old Business - None

Adjourn @ 9:12 p.m.

Respectfully submitted,



Cindy Capritta
Land Use Technician
Planning and Community Development