

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Lisa Bailey
Secretary

Yvonne Lujan-Slak

Georgia Way

Zoning Board of Appeals

Minutes for April 22, 2025 City Council Chambers, 1 City Hall Place

The meeting was called to order at 7:00 p.m. with Mike Castellucci 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; Paul Willumstad, Board Attorney; Beritt Odom, Principal Planner; Wade Broadhead, Senior Planner; Cindy Capritta, Land Use Tech.

Approval/Amendment of Agenda: Bailey motioned to continue ZBA-25-17 to the May 28, 2025 meeting and approve the agenda as amended, seconded by Way.

Motion passed: 4-0

REGULAR AGENDA

ZBA-24-27 1332 Cypress Street. 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.

Public Hearing: Applicant Ryan Lundsford 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 conditions and 1 staff condition, seconded by Anselmo.

Motion Passed: 4-0

ZBA-25-17 1003 Liberty Lane VAR (Jeff Neulieb) Variance from Pueblo Municipal Code Section 17-4-42, (b) to reduce the number of required parking spaces required for residential structures containing three or more dwelling units. *Continued to May 28, 2025*

Approval of Minutes: Bailey moved to approve the March 25, 2025, minutes, seconded by Way.

Motion Passed: 4-0

Old Business – None

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Adjourn @ 7:14 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Cindy Capritta".

Cindy Capritta
Land Use Technician
Planning and Community Development