

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Lisa Bailey
Secretary

Yvonne Lujan-Slak

Georgia Way

Zoning Board of Appeals

Minutes for May 28, 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: Lisa Bailey, Mike Castellucci, Georgia Way, Yvonne Lujan-Slak

Board Members Absent: Steve Anselmo

Staff Members Present: Scott Hobson, Acting Director for Department of Planning and Community Development; Paul Willumstad, Board Attorney; Beritt Odom, Principal Planner; Mikaylin Hackley Planner; Hannah Prinzi, Planner; Zoom, Cindy Capritta, Land Use Tech.

Approval/Amendment of Agenda: Bailey motioned to continue ZBA-25-17 to the June 24, 2025, meeting and approve the agenda as amended, seconded by Way.

Motion passed: 4-0

REGULAR AGENDA

ZBA-25-18 1419 Greene Ave. VAR (Chris Archuleta) Variance to allow a second accessory structure larger than 200 sq. ft. in a One- and Two-Family Residential (R-3) Zone District. Staff Report by Hannah Prinzi

Public Hearing: Applicant Chris Archuleta 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 seconded by Way.

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 June 24, 2025*

ZBA-25-19 3913 Sandalwood Ln SUP (Matt Eide) Special Use Permit to allow for a Religious Institution in a Sub-Regional Business (B-2) Zone District. Staff Report by Mikaylin Hackley.

Public Hearing: Applicant Jeremy Roth 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 seconded by Way.

Motion Passed: 4-0

ZBA-25-20 1806 Hollywood Dr VAR (Dave Horner) Variance to reduce the required side-yard setback in a Single-Family Residential (R-2) Zone District. Staff Report by Mikaylin Hackley

Public Hearing: Applicant Dave Horner 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, 1 staff condition, and with the condition that the carport cannot be enclosed, seconded by Way.

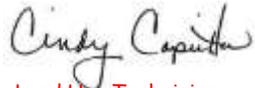
Motion Passed: 4-0

Approval of Minutes: Bailey moved to approve the April 22, 2025, minutes, seconded by Way.

Motion Passed: 4-0

Old Business – None
Adjourn @ 7:31 p.m.

Respectfully submitted,



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