

Weston Burrer
Chair

Rudy Martinez
Vice Chair

PUEBLO

Zoning Board of Appeals

Allison Ernst
Secretary

Mike Castellucci

Yvonne Lujan-Slak

Zoning Board of Appeals
City of Pueblo, Colorado
Tuesday, October 23rd, 2012 - 7:00 p.m.
Interim City Council Chambers-301 West "B" Street

Minutes

MEETING CALLED TO ORDER

The meeting was called to order at 7:00 p.m. with Chairperson Rudy Martinez presiding.

Board Members Present: Mike Castellucci, Allison Ernst, Yvonne Lujan-Slak

Board Members Absent: Weston Burrer

Staff Members Present: Julie Ann Woods, Director of the Planning and Community Development Department; Ramona Baca, Court Reporter; and Paul Willumstad, Board Attorney.

APPROVAL OF MINUTES

Motion to approve the minutes from the September 25th, 2012 meeting by Castellucci, second by Ernst.

Motion passed 4-0.

APPROVAL OF AGENDA

Motion to approve the agenda by Castellucci, second by Ernst. Mr. Martinez then called for a vote.

Motion passed 4-0.

PUBLIC HEARINGS AND ACTION

CONSENT AGENDA

Variances

1. 047-2012 4001 Valley Dr. (Tim Davis) R-2

A **Variance** to allow a new garage to encroach into the second front yard setback.

Staff Report by Carrie Muchow.

No Presentation was given

Synopsis

The subject property is located in the Ridge Neighborhood near the intersection of Highway 50 and Ridge Dr. The applicant is requesting a variance from Section 17-4-2 of the Pueblo Municipal Code (PMC), to allow a new twenty four foot by thirty foot (24' x 30') garage to encroach into the front yard setback by seven and a half feet (7.5').

The applicant currently has an attached two (2) car garage but states it is not big enough to work on cars.

Analysis

The property is a standard size and lot shape for the neighborhood, even considering the house is rotated on the lot. In the past this Board has granted Variances for garages when the house is turned 45 degrees on the lot but only in cases where there is no existing covered parking and the only way to get covered parking is with a Variance. The applicant has a typical two (2) car garage currently so there is no hardship for covered parking.

There are also other ways to build more covered parking without encroaching into any setbacks. The first is simply making a smaller two (2) car garage than the one proposed. The applicant's contractor proposed a two (2) car garage to Staff that met all setbacks prior to the Variance being requested. The second option is to shift the garage back to meet all setbacks, attach it to the house, and clip one corner of the proposed garage. The garage would lose approximately twenty five (25) square feet and that could be made up by adding additional square footage onto the back, or North side, of the garage, if it's needed.

Staff recommends **DENIAL**. If the Board feels the Variance is appropriate, Staff recommends the following conditions:

1. The garage must be architecturally compatible to the house.
2. The Variance amount is only for the proposed garage length and may never be expanded.
3. Gutters and downspouts must be installed and all water runoff must be diverted away from neighboring properties.
4. The fence currently parallel with Ridge Dr. must be moved back to be completely within the property boundaries.
5. As driving over curbs is not allowed, a drive cut must be approved by the Transportation Division and installed by the homeowner. If one is not approved or access to the garage is not off of Ridge Dr, then all access will be from internal to the property.
6. Standard permit conditions 1-13.

Prior to Staff Presentation, Tim Davis withdrew his application with the Board. Mr. Willumstad questioned him to ensure withdrawing was what he intended.

ADJOURN

There being no further business the meeting was adjourned at 7:10 p.m.