

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Lisa Bailey
Secretary

Yvonne Lujan-Slak

Georgia Way

Minutes for July 26, 2022

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, Elizabeth (Lisa) Bailey, Georgia Way, and Steve Anselmo

Board Members Absent: Yvonne Lujan-Slak

Staff Members Present: Scott Hobson, Acting Director for Department of Planning and Community Development; Beritt Odom, Principal Planner; Daniel Kogovsek, Board Attorney; Bartholomew Mikitowicz, Planner; Theron Verna, Planner; Wade Broadhead, Planner

~ Approval of Agenda

Bailey moved to approve agenda as presented. The motion was seconded by Way.

Motion passed 4 - 0.

~ Approval of Minutes

Motion to approve the minutes from the meeting of June 28, 2022, by Bailey, second by Way.

Motion passed 4 - 0.

Each case that follows proceeded in a uniform process as directed by Chair Castellucci. Beginning with a staff report presented by the planner assigned, then questions, if any, from the Board to staff members. Next, the applicant is sworn in by Board Attorney, Daniel Kogovsek, then the applicant states his or her name and address. The Board questions the applicant and confirms understanding of staff report and conditions for approval. Applicant may add further information, followed by further questions, if any, from the Board. Then the Board asks if anyone present in the audience will state support for the applicant, followed by those who state opposition. Then the Board closes the public hearing and reviews findings of fact. Finally, the Board may motion to approve or deny the application for permit. In some cases, permits may be conditionally approved.

REGULAR AGENDA

1. **ZBA-22-26 2627 Lake Ave & Parcel 1514108047 Special Use Permit (Sergio Rojas)**
Special Use Permit to allow for a pawnshop in a Regional Business (B-4) Zone District.
Staff report by Theron Verna

Mr. Castellucci asked whether the applicant was in the audience to represent. Castellucci then asked for the staff presentation, which was given by Mr. Verna. Castellucci then asked for the applicant to be sworn in. Sergio Rojas (2627 Lake Ave, Pueblo, CO) affirmed his testimony to Mr. Kogovsek.

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Following such actions, the applicant introduced himself and offered to answer any questions. Castellucci asked the applicant if she read the staff report, understand the conditions, and can comply with the staff conditions, Mr. Rojas agreed.

No one spoke in support or opposition of the applicant.

Commission Action:

Motion to grant with standard permit conditions and staff conditions, motioned by Bailey, seconded by Anselmo.

Motion passed 4 - 0.

2. **ZBA-22-28 1221 E Abriendo Ave Variance (Donald Etherton)** Variance to reduce off street parking requirements (paving material) according to Section 17-4-42 (a) in a Commercial Charter Neighborhood (CCN) Zone District. Staff report by Wade Broadhead.

Mr. Castellucci asked whether the applicant was in the audience to represent. The applicant was available virtually over Zoom. Castellucci then asked for the staff presentation, which was given by Mr. Broadhead. Castellucci raised questions regarding project phasing and variance application to staff. Staff concluded that the variance would only apply to the parcel in question, not potential future parcels that may occur in subsequent phases. Castellucci then asked questions related to public parking times in the vicinity of the project and staff responded. Castellucci then asked for the applicant to be sworn in. Donald Etherton (85 N. Grant Street, Pueblo, CO) affirmed his testimony to Mr. Kogovsek. Castellucci then provided the applicant with an opportunity to provide additional information and clarification. Castellucci asked the applicant if she read the staff report, understand the conditions, and can comply with the staff conditions, Mr. Etherton agreed.

No one spoke in favor or opposition of the applicant.

Commission Action:

Motion to grant with standard permit conditions and staff conditions, motioned by Bailey, seconded by Way.

Motion passed 4 - 0.

3. **ZBA 22-30 2227 Inspiration Lane Special Use Permit (Brandon Lauer)** Special Use permit to allow for a duplex in a Single Family Residential (R-2) Zone District. Staff report by Bart Mikitowicz

Mr. Castellucci asked whether the applicant was in the audience to represent. The applicant was available virtually over Zoom. Castellucci then asked for the staff presentation, which was given by Mr. Mikitowicz. Castellucci raised questions regarding project phasing and variance application to staff. Staff concluded that the variance would only apply to the parcel in question, not potential future parcels that may occur in subsequent phases. Castellucci then asked questions related to public

parking times in the vicinity of the project and staff responded. Castellucci then asked for the applicant to be sworn in. Brandon Lauer (2227 Inspiration Lane, Pueblo, CO) affirmed his testimony to Mr. Kogovsek. Castellucci then provided the applicant with an opportunity to provide additional information and clarification. Castellucci asked the applicant if she read the staff report, understand the conditions, and can comply with the staff conditions, Mr. Ryan agreed.

No one spoke in favor or opposition of the applicant.

Commission Action:

Motion to grant with standard permit conditions and staff conditions, motioned by Bailey, seconded by Way.

Motion passed 4 - 0.

4. **ZBA-22-33 2561 Lynwood Lane Variance (Richard Green)** Variance to reduce the front yard setback from twenty-five (25') feet to seventeen (17') feet in a Single Family Residential (R-2) Zone District. Staff report by Wade Broadhead

Mr. Castellucci asked whether the applicant was in the audience to represent. The applicant was available virtually over Zoom. Castellucci then asked for the staff presentation, which was given by Mr. Broadhead. Castellucci raised questions regarding project phasing and variance application to staff. Staff concluded that the variance would only apply to the parcel in question, not potential future parcels that may occur in subsequent phases. Castellucci then asked questions related to public parking times in the vicinity of the project and staff responded. Castellucci then asked for the applicant to be sworn in. Richard Green (2561 Lynwood Lane, Pueblo, CO) affirmed his testimony to Mr. Kogovsek. Castellucci then provided the applicant with an opportunity to provide additional information and clarification. Castellucci asked the applicant if she read the staff report, understand the conditions, and can comply with the staff conditions, Mr. Green agreed.

No one spoke in favor or opposition of the applicant.

Commission Action:

Motion to grant with standard permit conditions and staff conditions, motioned by Anselmo, seconded by Bailey.

Motion passed 4 - 0.

OLD/NEW BUSINESS

~ **Adjourn:** Meeting adjourned at 7:40 p.m.

Minutes respectfully submitted by Bart Mikitowicz