

Mike Castellucci  
Chair

Steve Anselmo  
Vice Chair



Lisa Bailey  
Secretary

Yvonne Lujan-Slak

Georgia Way

## ZBA-25-07

Hearing Date: 1/28/2025

**TO:** City of Pueblo Zoning Board of Appeals  
**FROM:** Wade Broadhead  
**THROUGH:** Scott Hobson, Land Use Administrative Official  
**LOCATION:** 632 & 634 Edna Ln.  
**APPLICANT:** Vincent Hall  
**PROPERTY OWNER:** Hot Rod Cool LLC  
**YEAR BUILT:** NA  
**LEGAL DESCRIPTION:** S 70 Lot 4, Block 1, W D B Land Co Sub No 5  
**ZONE DISTRICT:** R-2, Single Family Residential  
**PARCEL ID:** 1504203015  
**LOT SIZE:** 10360

<b>REQUEST:</b>	Special Use Permit for a Duplex in an R-2, Single Family Residential Zone District
-----------------	--

### BACKGROUND

The applicant is requesting a Special Use Permit to allow for a duplex (two units in one structure) in a Single-Family (R-2) Zone District on an undeveloped parcel. Parcel 1504203015 consists of 70 ft of lot 4 block 1 of the W D B Land Co subdivision and was platted in 1950. The assessors' records date back to 1969 and both do not indicate a duplex or any other structure has existed at this location. The applicant proposes placing a 52 x 32 (1,664 sq ft) manufactured duplex building on the site facing Edna Lane. The site plans show the proposed building will meet all setbacks.

### REQUEST AND ANALYSIS

The neighborhood along Edna Lane is composed of single-family homes on very large lots for the R-2 Zone District; many of the lots could be eligible for subdivision that would allow for two single-family units. The parcel is 70 ft wide along Edna Lane and 148.25 ft long, totaling 10,360 sq ft. The subject lot is short of the required 100 foot minimum required to subdivide into two lots with two single-family homes, so a duplex is the only way to increase density. The 1,664 sq ft building will be divided into two, two-bedroom units. The structure will be situated on the lot facing Edna Lane and have mirrored front door entries. The building will be setback to allow parking in front of the units that is outside the required front-yard setback. The duplex will sit back further than the prevailing pattern of the neighborhood, and, while there is no alley, there is sufficient space to park vehicles in the side or rear of the property.

The closest duplexes to this location are approximately 900 ft to the northeast across from Goodnight School. The prevailing pattern on Edna is homes setback 20 to 30 ft from the street. Numerous structures located just south of the proposed project have manufactured homes, making the proposed development more compatible with this neighborhood than other, older primarily stick-build neighborhoods. The immediate neighborhood hosts a wide range of housing styles and construction dates.

**ZONE DISTRICT AND LAND USE**

Zone:		Developed with:
North	Single Family Residential (R-2) Zone District	Single-family homes
East	Single Family Residential (R-2) Zone District	Single-family homes
South	Single Family Residential (R-2) Zone District	Single-family homes
West	Single Family Residential (R-2) Zone District	Single-family homes

**PUBLIC NOTICE**

The property was publicly noticed in accordance with Title 17 Section 17-5-33(2) of the City of Pueblo Municipal Code. Specifically, the hearing was published in the Pueblo Chieftain, surrounding property owners within 100 feet of the property were notified by mail, and a sign was placed on the site (See Attachment E). These notices occurred at least 10 days prior to the hearing.

**OTHER AGENCIES**

Pueblo City/County Health	No comment
City Transportation	No comment
Pueblo Regional Building Department	No comment
Fire Department	No comment
City Public Works Department	No comment
City Stormwater Department	No comment
City Code Enforcement	No comment
Pueblo Board of Water Works	No comment
City Wastewater Department	No comment
City Parks and Recreation Department	No comment

**CONDITIONS REQUIRED FOR SPECIAL USE PERMIT**

- Ingress and egress to property and proposed structures thereon with reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.  
**Comments: Neutral finding. Vehicular and pedestrian access are sufficient with the parking lot on the front of the building, but this is not representative of the neighborhood pattern.**
- Off-street parking and loading areas where required, with particular attention to the economic noise, glare or odor effects of the use by review on adjoining properties and properties generally in the district.  
**Comments: Affirmative finding. The parking code requires one space per unit for a duplex and the applicant has shown two parking spaces in front of the building outside the front yard setback and there is ample room for additional spaces behind the structure.**
- Refuse and service areas, with reference to the items above.  
**Comments: Affirmative finding. The proposed use will not significantly change trash output.**
- Utilities, with reference to the location's availability and compatibility.  
**Comments: Affirmative finding. The proposed use will not constitute changes in utilities.**
- Screening and buffering with reference to type, dimensions, and character.  
**Comments: Affirmative finding. The use is residential and does not require additional screening.**
- Signs, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect and compatibility and harmony with properties in the district.

**Comments: Affirmative finding. The applicant does not intend to add any exterior lighting and will not have any signs.**

7. Required yards and other open space.

**Comments: Affirmative finding. There are no open space requirements unique to the proposed use and the proposed building meets all setbacks.**

8. General compatibility with adjacent properties and other properties in the district.

**Comments: Neutral finding. The immediate area is composed of all single-family homes with no duplexes. One duplex exists 900 ft to the northwest, two streets over from the subject property. However, many of the homes in the immediate area are manufactured homes, so that aspect of the project is compatible with the neighborhood.**

#### **PLANNING AND COMMUNITY DEVELOPMENT STAFF RECOMMENDATION**

If the Board chooses to approve this Special Use Permit staff recommends Standard Permit Conditions 1 through 13 and the following staff condition:

1. The home must meet single-family home design placement standards before a building permit is issued.

#### **ATTACHMENTS**

- A. Standard Permit Conditions
- B. Site Map
- C. Aerial Map
- D. Zoning Map
- E. Comprehensive Plan Map
- F. Public Notice Photo
- G. Site Photos
- H. Application
- I. Supporting Documents

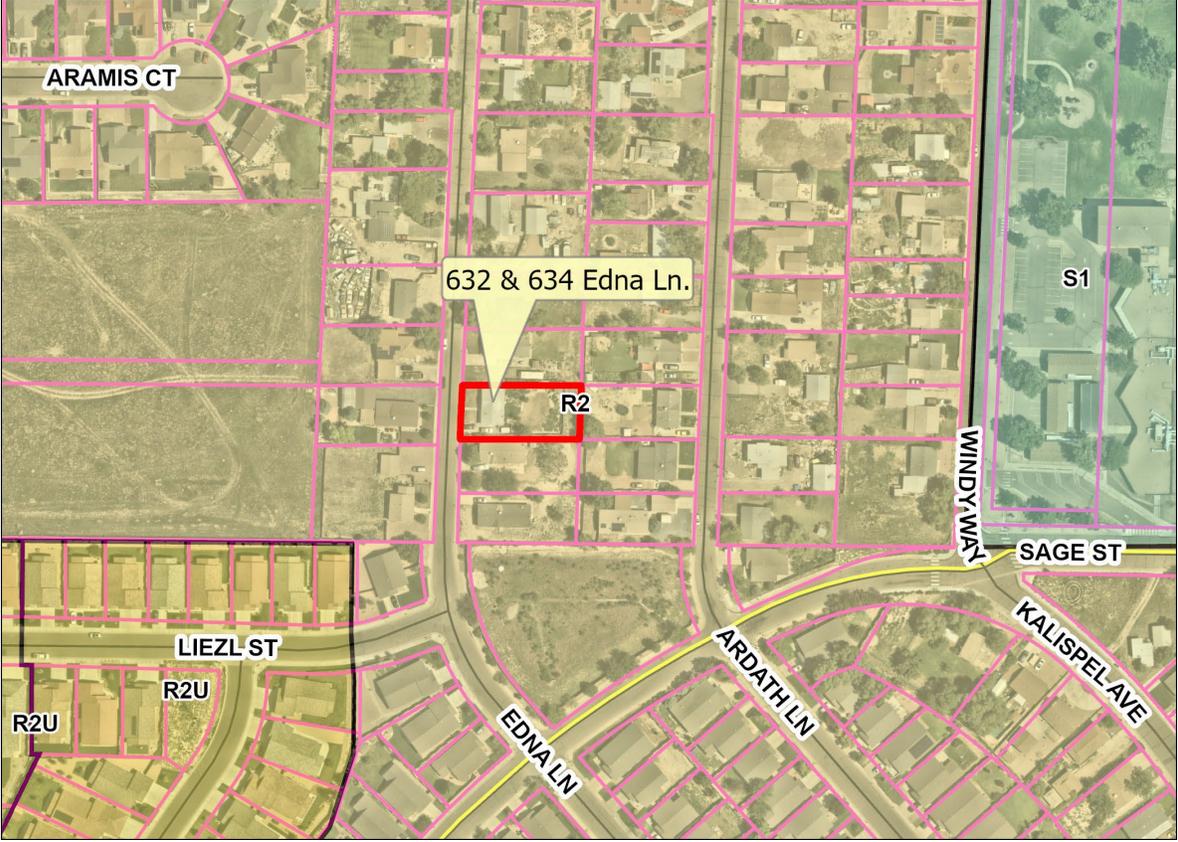
**Exhibit A. Standard Permit Conditions**

<b>Standard Permit Conditions</b> Date of Issuance of Permit: <b>1/28/2025</b>	
1.	<b>Time Limits</b> Zoning permit shall become invalid unless work or action authorized by permit is fully executed by <b>1/28/2026</b>
2.	<b>Required Revisions</b> Any revisions or additions to plans required as a result of approval must be submitted and stamped “approved” prior to the sign-off of the building permit routing slip or business license.
3.	<b>Changes</b> The project shall be completed as shown on the plans, which have been stamped “approved” and dated by the Department of Planning and Community Development. The project shall not deviate from the approved plans without prior written approval from the Department of Planning and Community Development.
4.	<b>Property Inspection</b> By acceptance of this permit, Permit holder authorizes City Officials and/or their authorized representatives, access to the subject property for purpose of observing work in progress, inspecting and/or measuring the property or improvements as long as the use authorized by this permit remains in effect.
5.	<b>Certificate of Occupancy</b> A certificate of occupancy must be issued by Regional Building <u>PRIOR</u> to use and/or occupancy of the subject premises. Prior to issuance, the Department of Planning and Community Development must certify that work has been completed in accordance with approved plans and that applicable conditions have been met. The Permit holder may be required to provide a Letter of Credit to obtain a Certificate of Occupancy prior to completion of all required improvements.
6.	<b>Completion and Maintenance of Improvements and Landscaping</b> Permit holder or successor in interest is responsible for completing all improvements shown on approved plans. By acceptance of this permit, Permit holder agrees to maintain all improvements in a satisfactory condition. Any landscaping installed according to the approved plan which becomes diseased, or dies shall be replaced by similar species and size no later than the first available planting season.
7.	<b>Building Permit; Other Permits</b> Permit holder is solely responsible for obtaining <u>BUILDING PERMIT</u> and all other applicable local, state and federal permits.
8.	<b>Off-Site Drainage</b> Issuance of this permit does not authorize the discharge of stormwater runoff or other surface drainage from the subject premises onto adjoining property or properties.
9.	<b>Appeals</b> of a decision of the Land Use Administrator can occur up to thirty (30) days following such decision. Appeals of Zoning Board of Appeals decisions can occur up to thirty (30) days following final decision. Any work done in connection with this permit prior to the expiration of all applicable appeal periods is done <u>SOLELY</u> at the risk of the Permit holder.
10.	<b>Errors</b> Permit holder is solely responsible for the accuracy of all information contained in the Zoning Permit form and in accompanying documentation. Any errors contained therein may invalidate the Zoning Permit and may result in issuance of a code violation citation and prosecution.
11.	<b>Transfer of Ownership</b> In the event of a transfer of ownership, partial or whole, of the subject premises, the transferee shall become Permit holder and subject to compliance with the terms and conditions of this permit.
12.	<b>Violations/Penalties</b> A violation of any of the conditions of this permit or of any provision of the Pueblo Municipal Code may result in a penalty of up to three hundred dollars (\$300) per day.
13.	<b>Incorporation and Reference of All Plans Presented to the Zoning Board of Appeals.</b> This approval incorporates by reference all plans and drawings presented and all verbal representations by the applicant at Zoning Board of Appeals meetings and hearings on the subject application to the extent that they are not in conflict with other stated conditions or regulations.

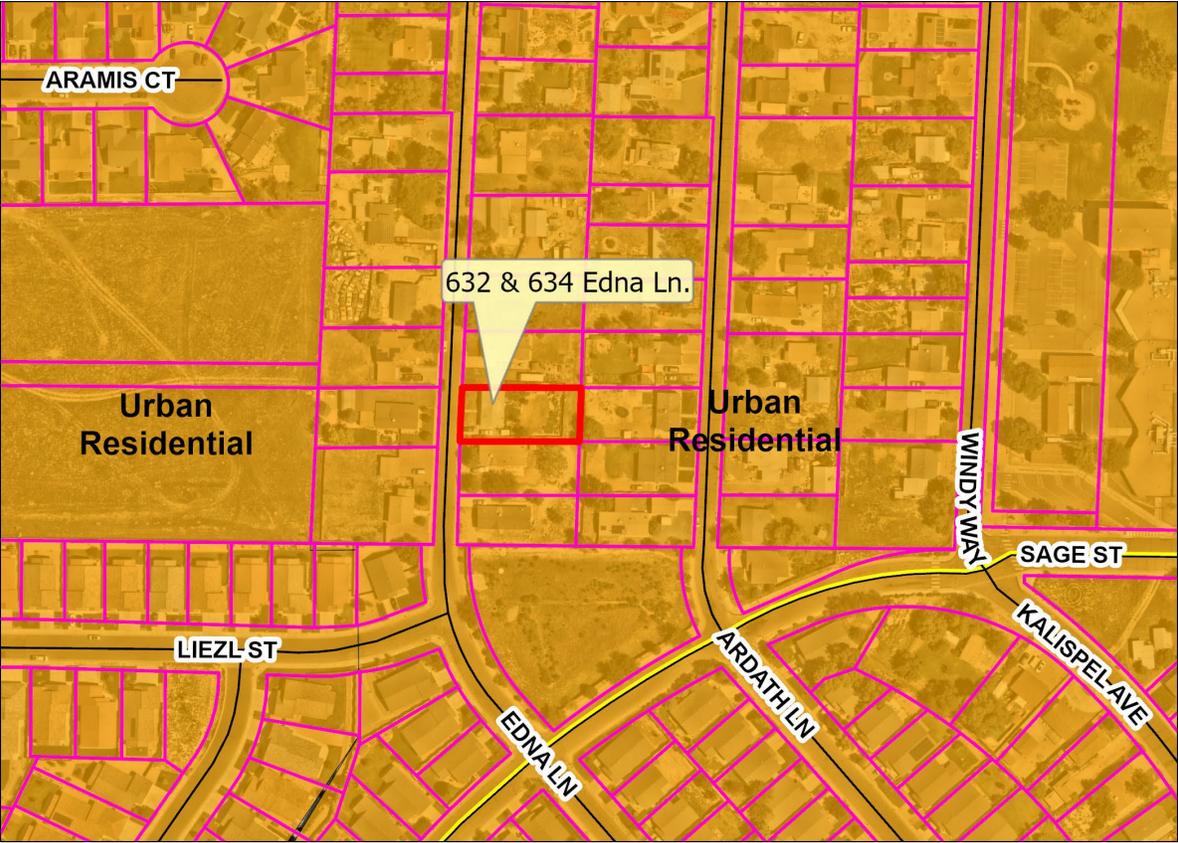
Exhibit B. Site Map



Exhibit C. Zoning Map



**Exhibit D. Comprehensive Plan Map**



**Exhibit E. Public Notice**



Exhibit F. Site Photos



Exhibit G. Application



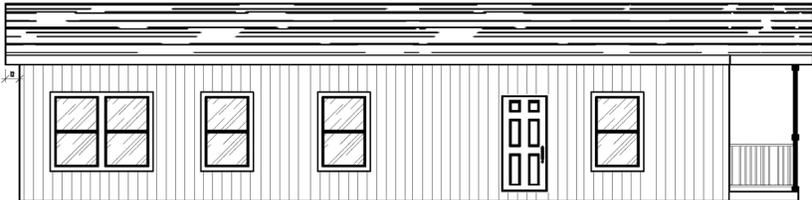
January 2, 2025

25-2  
Zoning Board of  
Appeals - Special Use  
Permit & Variances  
Status: Active  
Submitted On: 1/2/2025

Primary Location  
634 EDNA LN  
PUEBLO, CO 81005  
  
Owner  
HOT ROD COOL LLC  
2894 CR 4 SOUTH ALAMOSA ,  
CO 81101-9777

Applicant  
Vincent Hall  
719-545-4266  
vincent.hall@claytonhomes.com  
3912 North Freeway Road  
Pueblo, Colorado 81008

Exhibit H. Supporting Documents



FRONT ELEVATION



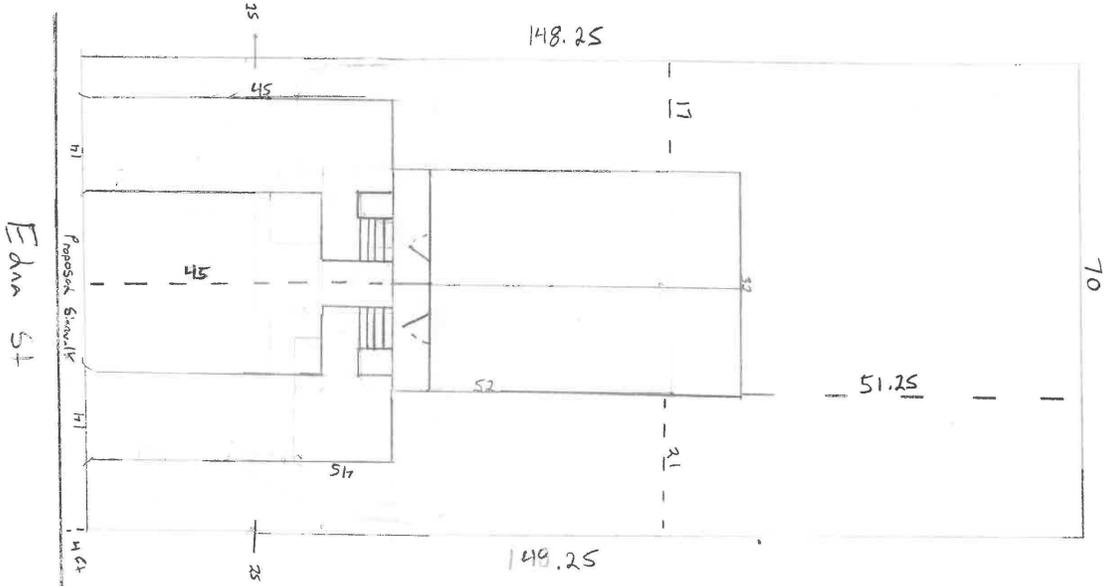
RIGHT ELEVATION



REVISIONS	BY	DATE	GENERAL NOTES

DRAWING TITLE  
**ELEVATION - A**

PRODUCT <b>ALBUQUERQUE</b>	SERIES <b>KARSTEN</b>	MODEL NO. ---
NO. P/L 	DRAWING FILE INFORMATION 	STANDARD
DRAWN BY 	DATE DRAWN <b>3-6-18</b>	SHEET <b>2A</b>



632+634 Edna St, Pueblo

Proposed Duplex

Parcel #: 1504203015

← N

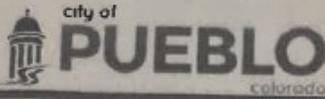
Zoning: R-2

Setbacks:  
Front 4'5"  
Side 17+21'  
Rear 51.25'

1/8" = 10ft

Legal Description:

S 70 Ft Lot 4 BLK 1  
W D B Land CO Sub  
NO 5



Planning & Community Development

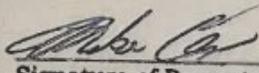
211 East D Street | Pueblo, Colorado 81003 | Tel 719-553-2259 | Fax 719-553-2359 | TTY 719-553-2611 | www.pueblo.us

Property Owner Affidavit

Please type or print clearly. Illegible applications will not be accepted.

<b>Property Owner:</b>			
Name: Mike Orin		Company: Hot Rod Cool LLC	
Address: 2894 CR 4 SOUTH			
City: ALAMOSA		State: CO	Zip: 81101
Phone: (719) 580-8200	Email:		
<b>Applicant:</b>			
Name: Vincent Hall		Company: Clayton Homes of Pueblo	
Phone: 719-545-4266	Email: Vincent.Hall@claytonhomes.com		
Property Address: 632+634 Edna Ln, Pueblo CO 81005			

I, Mike Orin, owner of Hot Rod Cool LLC, hereby state that I am the owner of record of the property located at 632+634 Edna Ln, Pueblo CO 81005, Pueblo, Colorado, and further acknowledge that by signing this affidavit I authorize the submission of an application for a New Duplex and any permits related to at said location.  
(application type)

  
 Signature of Property Owner 10-20-24  
Date