

Mike Castellucci  
Chair

Yvonne Lujan-Slak  
Vice Chair



Lisa Bailey  
Secretary

Georgia Way

Andrew Ruybal

## Zoning Board of Appeals

### ZBA-25-42

Hearing Date: 11/25/2025

**TO:** City of Pueblo Zoning Board of Appeals  
**FROM:** Mikaylin Hackley, Planner  
**THROUGH:** Beritt Odom, Land Use Administrative Official  
**LOCATION:** **300 W Abriendo Ave**  
**APPLICANT:** Jeff Bailey  
**PROPERTY OWNER:** Jeff Bailey  
**YEAR BUILT:** 1900  
**LEGAL DESCRIPTION:** LOTS 11 TO 16 BLK 96 SOUTH PUEBLO  
**ZONE DISTRICT:** Subregional Business (B-2) Zone District  
**PARCEL ID:** 536302009  
**LOT SIZE:** 28,340 sq. ft.

<b>REQUEST:</b>	Special Use Permit to allow a Bed and Breakfast Inn in a Subregional Business (B-2) Zone District (contingent on rezoning)
-----------------	--

#### EXPLANATION OF REQUEST

The subject property, 300 W Abriendo Ave, is the site of the Abriendo Inn, a 1900 home currently operating as a bed & breakfast inn and a Wedding Facility under a Multiple-Residential and Office (R-5) Zone District. The applicant is requesting to expand the use of the property to include outdoor ticketed events which sometimes include with live music performances, which is not a permissible use in the R-5 Zone District. Thus, the applicant requested to rezone the property to Subregional Business (B-2) zone district as it allows for applications for Special Use Permits (SUPs) for all of the uses the applicant wants to have at the property: a Bed & Breakfast Inn, an Auditorium, and a Banquet Hall. The rezoning request was heard and recommended for approval by the Planning and Zoning Commission on November 12, 2025, but all SUPs will ultimately be contingent on the rezoning request being approved by ordinance by City Council.

#### STAFF ANALYSIS

The Abriendo Inn is currently licensed as a bed & breakfast inn with 7 rooms available for guests. The current property owners have operated the Bed & breakfast as a use-by-right in an R-5 zone district since they were granted a business license in 2021. Since a Bed & Breakfast Inn is a use-by-review in the now-requested B-2 district, the use must be re-permitted as an SUP. As discussed in the findings of fact, staff has no concerns with ingress and egress, parking, trash service, utilities, screening and buffering, signage, open space, or general neighborhood compatibility for the Bed & Breakfast Inn.

#### SURROUNDING ZONE DISTRICTS AND LAND USES

	Zone:	Developed with:
North	Multiple Residential and Office (R-5) District & Government Use (S-1) District	Multi-family housing and two small parks
East	Multiple Residential and Office (R-5) District & limited Central Business (B-4) District	Single-family and multi-family homes

South	One- and Two-Family Residential (R-3) District	Single-family homes
West	Multiple Residential and Office (R-5) 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.

### REVIEWING AGENCIES

City Code Enforcement	No comment
City Parks and Recreation Department	No comment
City Public Works Department	No comment
City Stormwater Department	No comment
City Transportation	No comment
City Wastewater Department	No comment
Fire Department	No comment
Pueblo Board of Water Works	No comment
Pueblo City/County Health	No comment
Pueblo Regional Building 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: Affirmative finding. Vehicle ingress to the property is through a one-way gated driveway off Abriendo Ave. and egress is through the alley. Pedestrian ingress and egress are through two gates, one adjacent to Abriendo Ave and the other to Jackson St.**
- 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. Pueblo Municipal Code requires 9 on-site parking spaces for this use based on the number of rentable rooms. The property has 10 paved parking spaces on the west side of the lot in the rear of the building.**
- Refuse and service areas, with reference to the items above.  
**Comments: Affirmative finding. The property has a 2-yard dumpster and additional trash totes that are picked up outside of the gates on the western edge of the property.**
- Utilities, with reference to the location's availability and compatibility.  
**Comments: Affirmative finding. The proposed use would not necessitate any changes in utilities.**
- Screening and buffering with reference to type, dimensions, and character.  
**Comments: Affirmative finding. No screening or buffering is required for the proposed use and a bed & breakfast is unlikely to negatively impact surrounding properties.**

6. 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 property has a non-permanent, non-illuminated sign in the front of the property adjacent to Abriendo Ave. that does not constitute a nuisance for the surrounding properties.**

7. Required yards and other open space.

**Comments: Affirmative finding. No specific yards or other open space are required by the proposed use.**

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

**Comments: Affirmative finding. A bed & breakfast inn is a low-intensity land use that is appropriate for the largely residential neighborhood.**

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

If the Board makes the necessary findings of fact to approve this special use permit, staff recommends Standard Permit Conditions 1 through 13 only.

#### **ATTACHMENTS**

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

**Exhibit A. Standard Permit Conditions**

<b>Standard Permit Conditions</b> Date of Issuance of Permit: <b>11/25/2025</b>	
1.	<b>Time Limits</b> Zoning permit shall become invalid unless work or action authorized by permit is fully executed by <b>11/25/2026</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. Aerial Map



Exhibit C. Zoning Map



Exhibit D. Comprehensive Plan Map



Exhibit E. Public Notice



**Exhibit F. Site Photos**



**Exhibits G-H. Application & Site Plan**

To view all attachments, please contact the Planning department at [planninglanduse@pueblo.us](mailto:planninglanduse@pueblo.us) or visit our office at 211 E D St.