



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-539-4555 Fax: 719-539-5271

Email: planning@cityofsalida.com

1. TYPE OF APPLICATION (Check-off as appropriate)

- | | |
|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Administrative Review:
(Type) <u>VARIANCE</u> |
| <input type="checkbox"/> Pre-Annexation Agreement | |
| <input type="checkbox"/> Appeal Application (Interpretation) | |
| <input type="checkbox"/> Certificate of Approval | <input type="checkbox"/> Limited Impact Review:
(Type) _____ |
| <input type="checkbox"/> Creative Sign Permit | |
| <input type="checkbox"/> Historic Landmark/District | <input type="checkbox"/> Major Impact Review:
(Type) _____ |
| <input type="checkbox"/> License to Encroach | |
| <input type="checkbox"/> Text Amendment to Land Use Code | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Watershed Protection Permit | |
| <input type="checkbox"/> Conditional Use | |

2. GENERAL DATA (To be completed by the applicant)

A. Applicant Information

Name of Applicant: BRANDON & NINA BONNEVILLE

Mailing Address: 207 PONCHA BLVD. SALIDA, CO 81201

Telephone Number: 720-491-0911 FAX: _____

Email Address: BRANDON.BONNEVILLE@GMAIL.COM

Power of Attorney/ Authorized Representative: _____
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data


Name of Development: LOTS 15 & 16 STRIP D EDDY BROS ADD

Street Address: 207 PONCHA BLVD. SALIDA, CO 81201

Legal Description: Lot 15 & 16 Block D Subdivision EDDY BROS ADD (attach description)

Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the City Attorney)

I certify that I have read the application form and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature of applicant/agent Blar Bros Building LLC  Date 1/10/24

Signature of property owner  Date 1/8/2024



VARIANCE APPLICATION

448 East First Street, Suite 112
Salida, CO 81201

Phone: 719-530-2626 Fax: 719-539-5271

Email: planning@cityofsalida.com

A. TYPE OF VARIANCE REQUESTED (Fill In Applicable Requests)

1. **Variance from Maximum Height:** Existing Height (in feet): _____ Proposed Height (in feet): _____
2. **Minimum Variance from Floor Area:** Required Floor Area: _____ Proposed Floor Area: _____
3. **Variance from Maximum Lot Coverage:** Allowed Lot Coverage: _____ Proposed Lot Coverage: _____
4. **Variance from Parking Requirements:** Existing Spaces: _____ Required Spaces: _____
Total Spaces Proposed: _____ Percent Reduction Proposed: _____

5. Variance from Minimum Setback Requirements

a. Setback Variance Information:

- i. Type of setback: Front yard Rear yard Side yard
- ii. Which direction: North South East West
 Northeast Northwest Southeast Southwest
- iii. Type of Building: Principal Accessory Building
- iv. Current Setback: 14'
- v. Proposed Setback: 4'
- vi. Required Setback: 8'

b. Second Setback Variance Information (if applicable):

- i. Type of setback: Front yard Rear yard Side yard
- ii. Which direction: North South East West
 Northeast Northwest Southeast Southwest
- iii. Type of Building: Principal Accessory Building
- iv. Current Setback: _____
- v. Proposed Setback: _____
- vi. Required Setback: _____

6. **Variance from Land Use Code Section:** 16-4-180

B. DEVELOPMENT PROCESS (City Code Section 16-4-180)

1. Pre-Application Conference. Optional.
2. Submit Application.
3. Staff Review. Schedule Hearing. Forward Report to Applicant and Board.
4. Public Notice Provided For Hearing.
5. Public Hearing Conducted by Board and Action Taken.



C. APPLICATION CONTENTS

A digital copy of all application materials is required.

- 1. General Development Application**
- 2. Site Plan.** A site plan of the subject property, showing existing and proposed features, buildings, etc. which are relevant to the review of the application. **The copies shall be accepted on 8½" x 11", 11" x 17" or 24"x 36" paper or electronically.**
- 3. Required Showing.** The applicant shall indicate the way the proposal meets the required showing as outlined in the application.
- 4. Public Notice**
 - a) List. A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
 - b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
 - c) Applicant is responsible for posting the property and submittal of proof of posting the public notice.
- 5. Application Fee.** \$500 cash or check made out to City of Salida.

D. REQUIRED SHOWING (If necessary, attach additional sheets)

Variance Approval Criteria. Variances from requirements of this Chapter shall be considered an extraordinary remedy. When considering, reviewing and deciding on whether to approve a variance application, the Board of Adjustment must find that all of the following criteria have been met:

1. **Special Circumstances Exist.** Strict application of the standards adopted in this Chapter would result in undue hardship or practical difficulties for the owner of such property. Special circumstances include, but are not limited to, exceptional or peculiar limitations to the dimension, shape or topography of the property, such as slope, standing or moving water, wetlands, floodplain, rock features, narrowness, shallowness or irregular shape of a lot.

Bathroom addition needs to be on East side in order to avoid blocking Egress ~~via~~ for existing bedroom. It would also create drainage problems if placed on the south side of the house.

2. **Substantial Detriment.** The requested variance would not create a substantial detriment to the public good and would not substantially impair the intent and purpose of this Chapter, this Code or the City's Comprehensive Plan.

The proposed addition will not impact the neighbors or public in any way.

3. **Adverse Impacts.** The requested variance would not result in significantly adverse impacts to the natural environment or to the surrounding properties and neighborhoods.

The proposed addition will not impact the natural environment or the surrounding properties. There will still be a 4' setback to the side property line.

4. Minimum Variance Necessary for Reasonable Use. The granting of the request is the minimum variance necessary for reasonable use of the property or building and the least deviation required from the applicable zoning standard to afford relief.

The requested variance is the minimum necessary to create a usable bathroom.

Additional Information:

Please see attached letter from the neighbor to the East. This is likely the only neighbor that will see the completed addition, It will not adversely impact them in any way.

Vic & Paula Veltri
205 Poncha Blvd.
Salida, CO 81201

1.2.2024

To whom it may concern,

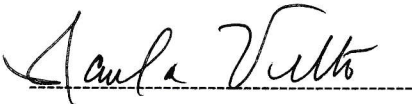
Our direct neighbors to the west, the Bonneville's, who reside at 207 Poncha Boulevard have discussed with us their desire to push out an addition onto their house on the east side of their property that would exceed the current setbacks set forth by the city. We have reviewed their plans and have seen first hand where the proposed addition will be placed. As we are the only neighbor that would be affected in any way by this variance, we are writing this letter to express our approval of this proposed addition. We in no way object to the Bonneville's setback variance request. You may contact us at the phone number below if you have an further questions. We will ad that since the Bonneville's purchased their home, they have tirelessly worked to beautify their property thus complimenting the neighborhood as a whole.

Sincerly,

Vic & Paula Veltri
(719) 530-8491

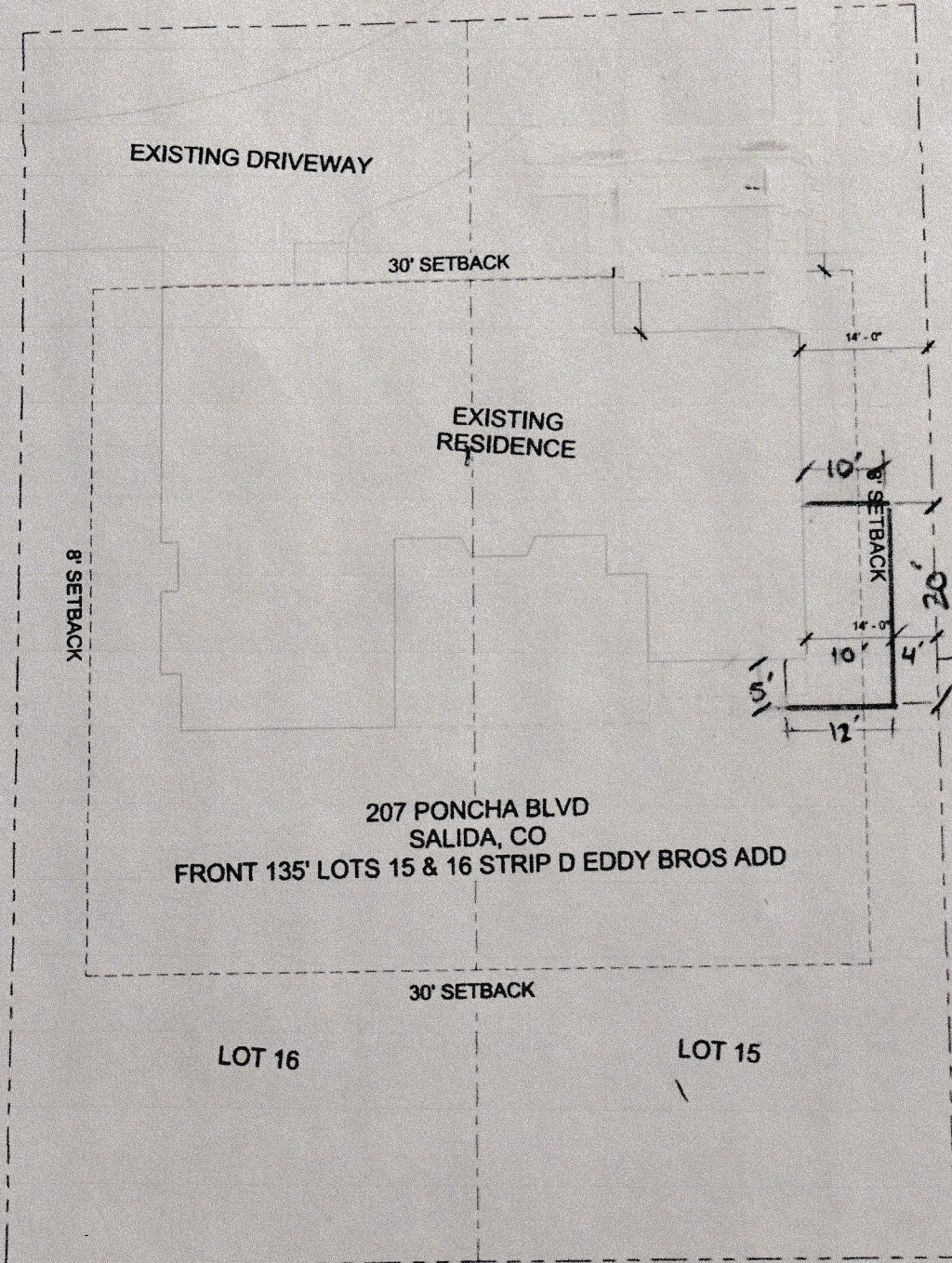
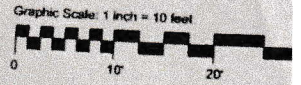


Handwritten signature of Vic Veltri on a dashed line.



Handwritten signature of Paula Veltri on a dashed line.

PONCHA BLVD



EXISTING DRIVEWAY

30' SETBACK

EXISTING RESIDENCE

8' SETBACK

8' SETBACK

PROPOSED SET BACK

4' LOT 14

207 PONCHA BLVD
SALIDA, CO
FRONT 135' LOTS 15 & 16 STRIP D EDDY BROS ADD

30' SETBACK

LOT 16

LOT 15