



**PUBLIC NOTICE  
NOTICE OF A PUBLIC HEARING DATE  
BEFORE THE BOARD OF ADJUSTMENT  
FOR THE CITY OF SALIDA CONCERNING  
A VARIANCE APPLICATION**

**TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE:** that on May 23, 2022 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Board of Adjustment at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado and online at the following link: <https://attendee.gotowebinar.com/rt/1909092342220683277>

The applicants, Anie K. Roche & Sandeep Nijhawan, are requesting approval for one variance on the property located at 304 Two Rivers Rd, legally known as LOT 42B Two Rivers Townhomes subdivision exemption duplex conversion, City of Salida, Chaffee County, Colorado.

The purpose of the request is to receive a variance from the minimum side yard setback to build a deck addition to the primary residence. Primary buildings in the Two Rivers Plan Development with High - Density Residential (R-3) underlying zone district require a minimum side yard setback of five (5) feet. The applicant is requesting a minimum allowed side yard setback of 2' to construct a front deck.

Interested persons are encouraged to attend the public hearing. Further information on the application may be obtained from the Community Development Department at (719) 530-2638. To review the City's social distancing policy and other regulations, please visit: <https://cityofsalida.com/administration/page/covid-19-information>

\*Please note that it is inappropriate to personally contact individual City Councilors or Planning Commissioners, outside of the public hearing, while an application is pending. Such contact is considered ex parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions/comments, you should email or write a letter to staff, or present your concerns at the public meeting via the above GoToWebinar link so your comments can be made part of the record.

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