



BOARD OF ADJUSTMENT REGULAR MEETING

City Council Chambers, 448 E. 1st Street, Salida, CO
March 28, 2022 - 6:00 PM

MINUTES

Email public comments to: publiccomment@cityofsalida.com

Please register for the Board of Adjustment meeting: <https://attendee.gotowebinar.com/rt/1909092342220683277>

CALL TO ORDER BY CHAIRMAN

ROLL CALL

PRESENT

Board Member Chairman Greg Follet
Board Member Co-Chair Francie Bomer
Board Member Judith Dockery
Board Member Giff Kriebel
Board Member Michelle Walker
Board Member Dave Haynes
Alternate Board Member Brian Colby

ABSENT

Alternate Board Member Aaron Derwingson

APPROVAL OF THE MINUTES

1. February 28, 2022- Draft Minutes

Motion made by Board Member Co-Chair Bomer, Seconded by Board Member Dockery.

Voting Yea: Board Member Chairman Follet, Board Member Co-Chair Bomer, Board Member Dockery, Board Member Kriebel, Board Member Walker, Board Member Haynes, Alternate Board Member Colby

THE MOTION PASSED.

UNSCHEDULED CITIZENS- NA

AMENDMENT(S) TO AGENDA- NA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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|---|--|
| A. Open Public Hearing | E. Public Input |
| B. Proof of Publication | F. Close Public Hearing |
| C. Staff Review of Application/Proposal | G. Commission Discussion |
| D. Applicant's Presentation (if applicable) | H. Commission Decision or Recommendation |

2. Van Wyck Variance Application – 200 Wood Avenue

The purpose of the request is to receive variances from the minimum side lot line setback and the minimum rear lot line setback to build a second story accessory dwelling unit on the existing nonconforming accessory structure.

The required minimum side lot line setback for accessory structures with a wall plane over twenty (20) feet is ten (10) feet from the side property line. The required minimum rear lot line setback is five (5) feet for all accessory structures. The applicant is requesting a minimum allowed side lot line setback of three (3) feet to construct a second story accessory dwelling unit with a wall plane of 21'8". The second request is for an allowed minimum rear lot line setback of three (3) feet to build a roof structure over the

ground floor entry. The accessory structure was built in 1996 at the current .52' side lot line setback and meets the required rear lot line setback.

A. Open Public hearing - 6:01 pm

B. Proof of Publication

C. Staff Review of Application – Jefferson summarized the staff report and explained that the Board was given two possible decision options. The first option is for approval of the variance requests based on findings of fact. The second option is for denial of the variance requests based on findings of fact.

D. Applicant's Presentation – Applicant, Barbara Van Wyck, Architect, Steve Holmes, and Attorney, Chris Coggin, spoke on the project.

Commissioners asked:

- Whether the applicant considered building an ADU
- If the architect considered a hip roof
- Whether the existing structure could sustain the loads of a second story
- About the storage area and its use
- About the necessity of the first variance request

E. Public Input – N/A

F. Close Public Hearing - 6:19 pm

G. Board of Adjustment Discussion –

Commissioners discussed:

- Whether the variances are necessary since the structure can be built in other ways and special circumstances do not exist

H. Board of Adjustment decision –

A motion to deny the rear setback variance request was made by Board Member Co-Chair Bomer, Seconded by Board Member Kriebel.

Voting Yea: Board Member Chairman Follet, Board Member Co-Chair Bomer, Board Member Kriebel, Board Member Walker, Board Member Dockery, Board Member Haynes, Alternate Board Member Colby

THE MOTION TO DENY PASSED.

A motion to approve the side yard variance request subject to the conditions created by staff was made by Board Member Co-Chair Bomer, Seconded by Board Member Kriebel.

Voting Yea: Board Member Chairman Follet, Board Member Dockery, Board Member Haynes, Alternate Board Member Colby

Voting Nay: Board Member Co-Chair Bomer, Board Member Kriebel, Board Member Walker

THE MOTION TO APPROVE PASSED.

BOARD COMMENTS

ADJOURN With no further business to come before the Commission, the meeting adjourned at 6:48 p.m.