



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-530-2626 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)_____ |
| <input type="checkbox"/> Pre-Annexation Agreement | |
| <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Limited Impact Review:
(Type)_____ |
| <input type="checkbox"/> Appeal Application (Interpretation) | |
| <input type="checkbox"/> Certificate of Approval | <input type="checkbox"/> Major Impact Review:
(Type)_____ |
| <input type="checkbox"/> Creative Sign Permit | |
| <input type="checkbox"/> Historic Landmark/District | <input type="checkbox"/> Other:_____ |
| <input type="checkbox"/> License to Encroach | |
| <input type="checkbox"/> Text Amendment to Land Use Code | |
| <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: Travis and Becky Hochard

Mailing Address: 1307 I Street

Telephone Number: (719) 966-2770 FAX: _____

Email Address: becky@whitewater.net

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: The Hochard Addition

Street Address: 1307 I Street

Legal Description: Lot 1/2 22-24 Block 158 Subdivision Kelsey's (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  Date 6-30-21

Signature of property owner _____ Date _____



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): NA Proposed Height (in feet): _____
2. **Minimum Variance from Floor Area:** Required Floor Area: NA Proposed Floor Area: _____
3. **Variance from Maximum Lot Coverage:** Allowed Lot Coverage: NA Proposed Lot Coverage: _____
4. **Variance from Parking Requirements:** Existing Spaces: NA Required Spaces: _____
Total Spaces Proposed: NA 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: 24'-8 1/2" +/-
- v. Proposed Setback: 12'-8 1/2" +/-
- vi. Required Setback: 20'-0"

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: 16-4-200

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 only be accepted on 8½" x 11", 11" x 17" or 24"x 36" paper.**
- ☒ 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)

The applicant shall demonstrate the following to the Board of Adjustment before a variance may be authorized:

- 1. Special Circumstances Exist.** There are special circumstances or conditions which are peculiar to the land or building for which the variance is sought that do not apply generally to land or buildings in the neighborhood.

The existing house is on a corner lot but the lot does not extend the full depth of a standard lot back to the alley. Between the house and the alley is there is another property which is oriented to 13th Street. This house may have been the original house in this location as it was built ~1927. With this adjacent property to the rear of the lot, the Hochard lot is 75'-0" w. x only 81'-8" deep. The lot size does not allow for the standard rear yard area of the adjacent houses or provide access from an alley.

- 2. Not Result of Applicant.** The special circumstances and conditions have not resulted from any act of the applicant.

The existing house was originally built ~1970. The placement of the house does not utilize the front setback but is set back from the front property line 29'-9" +/- . This placement is consistent with the neighboring houses on the block and presents a unified streetscape. However, with the shorter lot depth the rear of the existing house is only 24'- 8 1/2" from the rear property line. The house is also placed in the center on the lot from side to side, which does not leave room for side additions. The size of the lot and existing house placement are existing conditions.

3. Strict Application Deprives Reasonable Use. The special circumstances and conditions are such that the strict application of the provisions of this Land Use Code would deprive the applicant of reasonable use of the land or building.

With the smaller lot and the current house placement, the areas for expansion are limited. In the existing house the Kitchen, Dining, and Utility areas are to the rear of the house. As the proposed addition's goal is to expand these areas, a rear or southwest orientation is preferable and works best with the existing lot conditions. Using the basic area of the existing rear covered porch area keeps the addition from adding to the structure's overall footprint and reduces any greater impact to the neighborhood. A rear addition maintains level of compatibility at the front of the house to the adjacent neighbor's.

4. Variance is Necessary to Provide Reasonable Use. The granting of the variance is necessary to provide the applicant a reasonable use of the land or building.

The current house is ~1350 sq. ft. with a smaller, cramped kitchen and dining area. The proposed addition would allow the kitchen to be expanded and provide a more standard dining room area. The addition also has a small mud room/utility area. By utilizing an existing covered porch area for the addition the footprint is consistent with the current house configuration and does not add to any level of non-conformity.

5. Minimum Variance. The granting of the variance is the minimum necessary to make possible the reasonable use of the land or building.

The proposed addition is kept to a modest size and has the intent to minimize the impact to the neighborhood by keeping the footprint to an existing structure. The proposed addition would be slightly smaller than the existing rear covered porch area but placed in the same area. Though modest in size, the addition would greatly improve the function of the current house and make the overall house more reasonable for a family of four.

6. No Injury to Neighborhood. The granting of the variance will not be injurious to the neighborhood surrounding the land where the variance is proposed, and is otherwise not detrimental to the public welfare or the environment.

The property directly to the southwest would be the main neighbor impacted by this proposed addition. The neighbors to the northwest and southeast have larger lots and the proposed house addition placement is consistent with the street. As the addition is similar to and replaces the existing rear covered porch, there would be minimal change or impact to the neighborhood. In addition, as the adjacent neighbor's house is oriented to 13th Street, the proposed addition would have less impact to the neighbor than if the existing house was oriented the same direction and utilizing a side yard setback.

The owners have contacted the neighbor to the southwest and he approves of their proposed addition with required variance. Please see the attached letter.

7. Consistent with Land Use Code. The granting of the variance is consistent with the general purposes and intent of the City's Land Use Code.

The proposed addition will meet all other design criteria for a residence in the R-2 Medium Density Residential Zone of the Land Use Code. The proposed addition is consistent with the footprint of the existing rear covered porch and leaves 12'-8 1/2" +/- setback to the adjacent property. The owners will have room to maintain the addition on their own property and any additional impact to solar access for the neighbor will be minimal.

8. Existing Primary Structure. If the proposal is an addition to a primary structure which continues the existing building line the applicant must demonstrate that maintenance of the addition on the subject property is feasible and not injurious to adjacent neighbors.

Not Applicable



July 2, 2021

Community Development Department
448 E. First Street, Suite 112
Salida, CO 81201

RE: The Hochard Residence
1307 'I' Street
Salida, CO 81201

Project Narrative

The property at 1307 'I' Street is a unique city lot with an existing residence. The lot is a corner lot but does not extend back to the alley. Behind the lot is another property where the house is oriented to 13th Street. Due to this property behind, the size of the lot is 75'-0" wide but only 81'-8" deep. In addition, the current house is located 29'-9" back from the front property line. This placement is consistent with the adjacent neighbors and provides a cohesive feel to the streetscape. Due to the smaller lot size and the existing front setback, the house is only located 24'-8 1/2" from the rear property line.

The homeowners would like to expand the current kitchen and dining area as well as provide a better family mud/laundry area. In the existing house layout these spaces are to the rear of the house. For functionality and to reduce interior remodeling, an addition to the rear is proposed. Currently, there is a covered porch area at the rear of the house. The intent is to use this footprint for the addition. The proposed addition would not have any significantly greater impact to the surrounding area than the current structure.

June 15, 2021

Planning and zoning committee,

My name is Jerry Carpenter and I reside next to the Hochard family. We've been neighbors for over 15 years.

The Hochard's have shown me the architectural renderings for their plans to build an addition and a detached garage and I'm in full support of their plans.

Their plans will not affect the neighborhood in a negative way and will have zero impact on my land.

The Hochard family has improved their home and landscaping through the years and have been a part of the Salida community since 2007. They are a family of 4 living in currently a 1300 square foot home and are simply trying to make their current set up more functional.

I am in favor of the Hochard's building plans and they have my full support.

Best regards,

Jerry Carpenter

Jerry Carpenter

Signature: 
Jerry Carpenter (Jun 22, 2021 19:08 MDT)

Email: jlesliej@hotmail.com

BEST LESA, BEST GLEN
1332 I ST
SALIDA, CO 81201

CAHILL BEVERLY
1317 I ST
SALIDA, CO 81201

CARPENTER JERRY D, JACKSON JAYE L
PO BOX 1302
SALIDA, CO 81201

GAGNON SUE, GAGNON DAVID R
1314 I ST
SALIDA, CO 81201

GIUSTI LAUREN M, MCCORMICK WILLIAM
2356 HOLLY ST
DENVER, CO 80207

HOCHARD WAYNE, HOCHARD REBECCA
1307 I ST
SALIDA, CO 81201

KENSHALO RICHARD
PO BOX 1097
SALIDA, CO 81201

KRAFT PEGGY FROST
PO BOX 582
SALIDA, CO 81201

LAWSON DAVID R LIVING TRUST
2116 CALLE AZULEJO
SANTA FE, NM 87505

LEACH MARY FRANCES
1248 H ST
SALIDA, CO 81201

MADER ANTON JOHN, MADER MICHELE
1327 I ST
SALIDA, CO 81201

MCKINNEY HARLEY, MCKINNEY PATRICIA
1246 H ST
SALIDA, CO 81201

MOORE ZACHARY W S, MOORE AMY C
1304 H ST
SALIDA, CO 81201

OGDEN KASEY L, OGDEN CLAYTON JR
1247 I ST
SALIDA, CO 81201

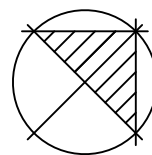
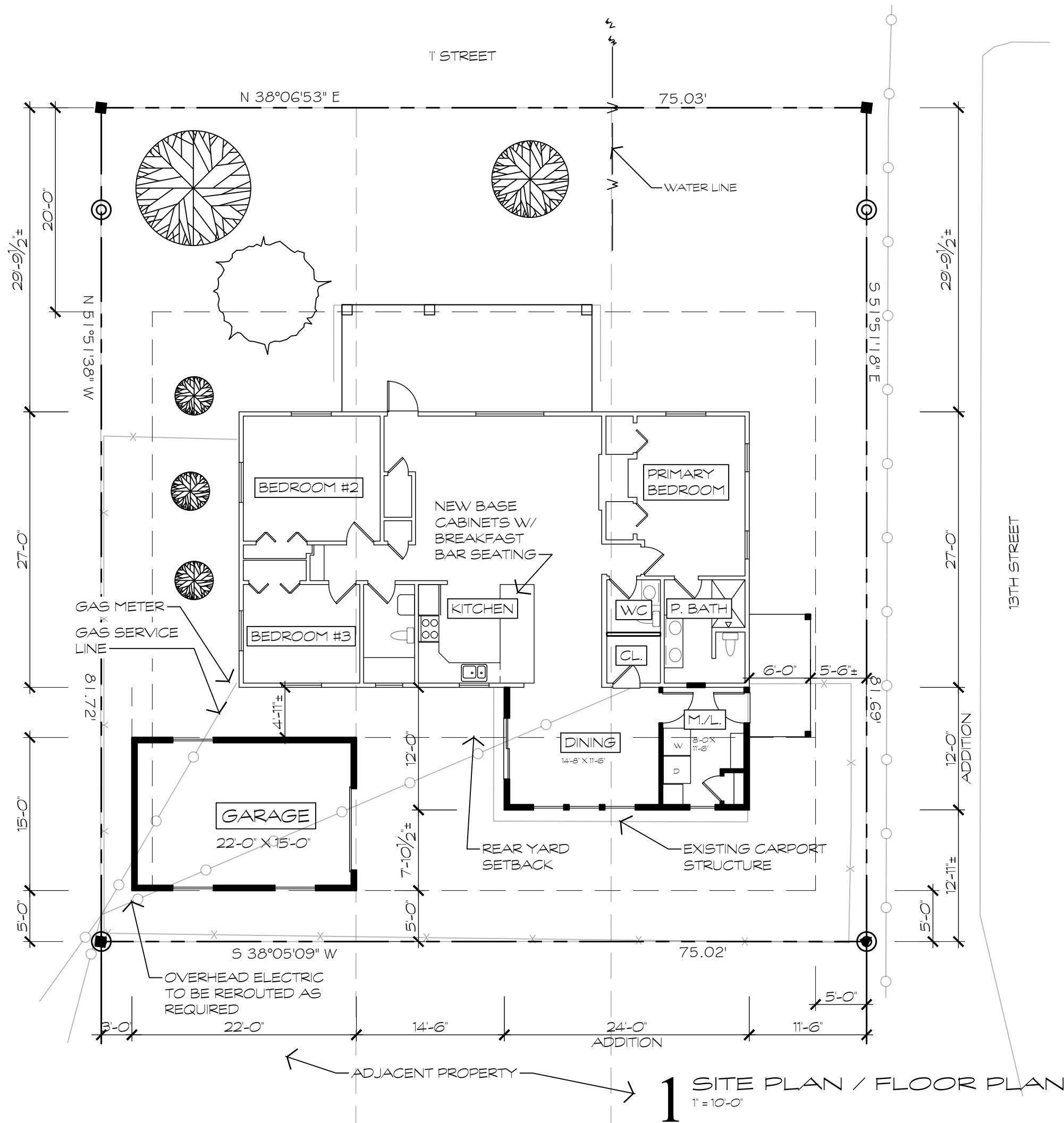
SWARTZ TIMOTHY L, SWARTZ MARLA F
420 W 13TH ST
SALIDA, CO 81201

TEMPLETON JANE E
304 PONCHA BLVD
SALIDA, CO 81201

TRUEBLOOD RAEDELL A, TRUEBLOOD E
232 SHAVANO AVE
SALIDA, CO 81201

WEIS TRAVIS, THORPE KERI ANN
1330 H ST
SALIDA, CO 81201

WENHAM MICHAEL B
1328 I ST
SALIDA, CO 81201



DATE: 7/2/2021



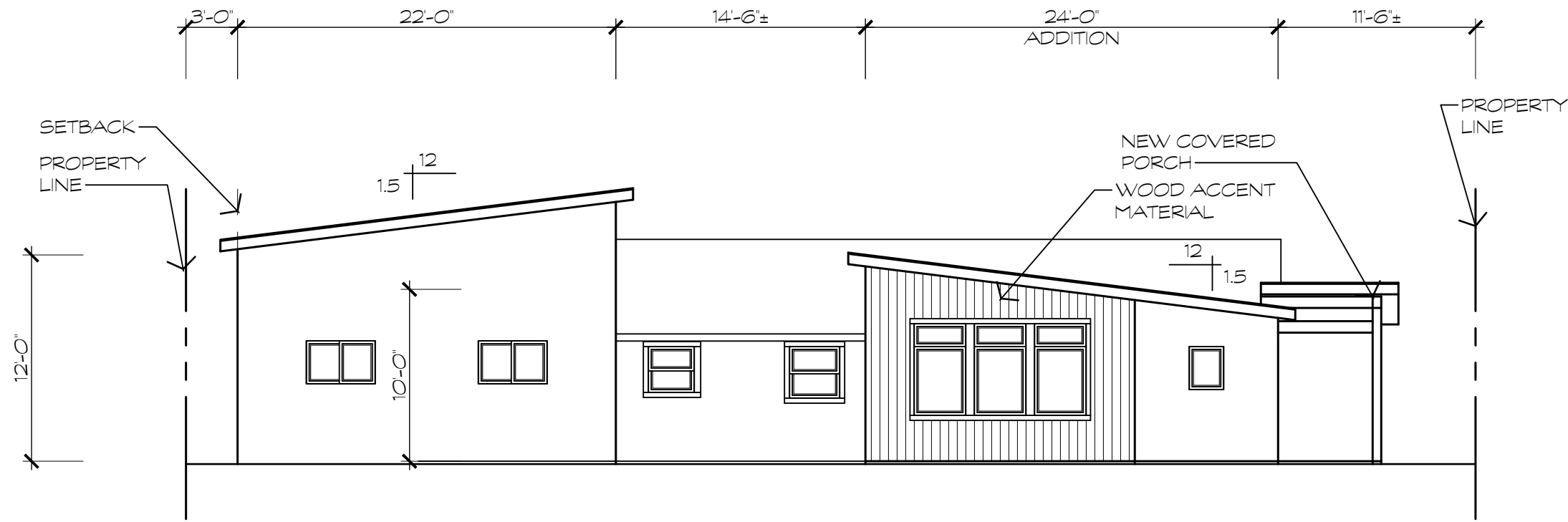
The Hochard Project

1307 1st Street
Salida, CO 81201

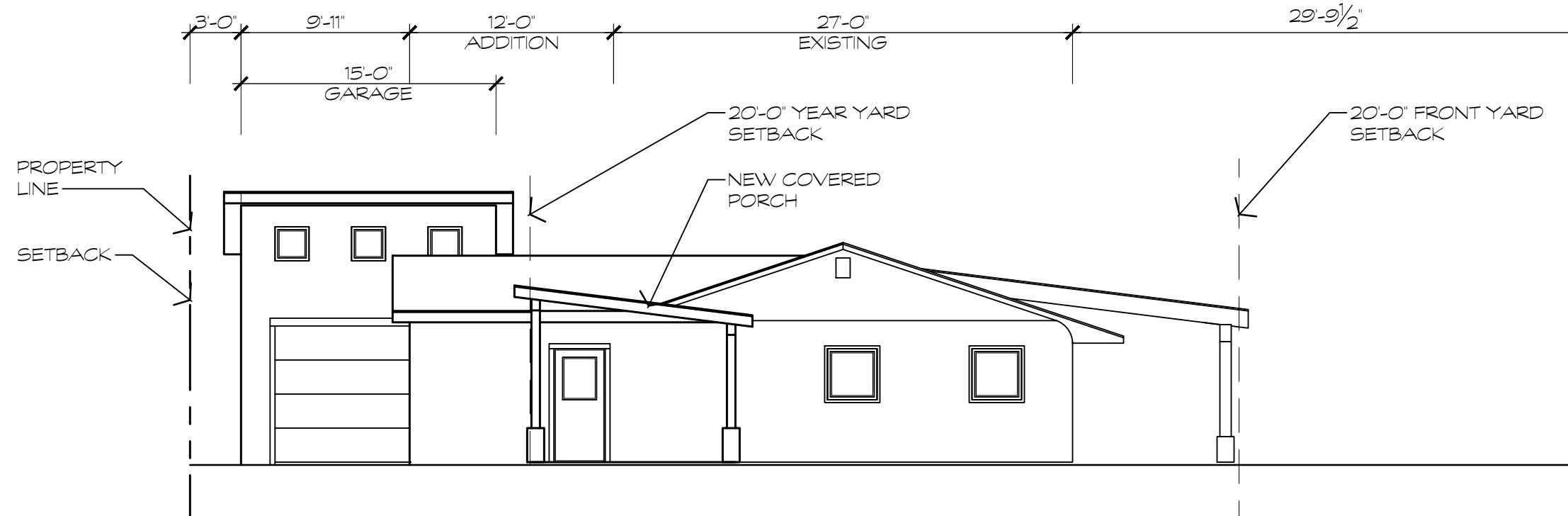
SITE PLAN
FLOOR PLAN

P1

JOB # 21014.82



1 SOUTHEAST ELEVATION
 $\frac{1}{8}" = 1'-0"$



2 NORTHEAST ELEVATION
 $\frac{1}{8}" = 1'-0"$

DATE: 7/2/2021



The Hochard Project

1307 1st Street
 Salida, CO 81201

SOUTHWEST &
 NORTHEAST
 ELEVATIONS

P2

JOB # 21014.82



SOUTHEAST SIDE - 13TH STREET
NEIGHBOR TO LEFT



SOUTHEAST SIDE - 13TH STREET
COVERED PORCH AREA



COVERED PORCH AREA



SOUTHWEST SIDE - REAR



NORTHEAST SIDE - FRONT



The Hochard Project

1307 T Street
Salida, CO 81201

EXISTING
PHOTOS

P3

JOB # 21014.82