



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 | |
| <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: Ted & Kathleen Bohn

Mailing Address: 623 W Sackett Ave, Salida

Telephone Number: 720-338-4190 FAX: N/A

Email Address: bohntl@msn.com

Power of Attorney/ Authorized Representative: N/A
(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: _____

Street Address: 623 W Sackett Ave

Legal Description: Lot B Block 10 Subdivision Karnuta (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 Ted Bohn Date 1/14/22

Signature of property owner Kathleen Bohn Date 1/14/22



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: 45% Proposed Lot Coverage: 46.9%
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: 22'-3 1/2"
- v. Proposed Setback: 14'-5 1/8"
- vi. Required Setback: 15'

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: _____

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 front building at 623 W Sackett is the original adobe structure built by the Railroad for their employees in the late 1800's. In 2021, we replaced the dilapidated roof and updated the interior so that it is livable for hopefully another 100 years! During the renovation design process, we considered adding a 2nd floor to increase living space, but ultimately decided there was too much structural risk given the 120+-year-old adobe walls. Instead, we added a studio space to the new alley-facing garage after demolishing the ancient railroad-tie wall structure in it's place, which brought our lot coverage to 45%. Finally, to complete the property renovation project, a covered porch is necessary to make the existing front 9'x32' concrete pad usable. The as-designed porch depth of 7'-10 3/8" (including eaves) is necessary to protect the users and furniture from exposure to the various weather elements experienced throughout the year and to match the aesthetic of similar but larger covered porches on neighborhood houses facing Sackett Ave.

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

In addition to the adobe walls that limit vertical development, unfortunately, the original parcel at 623 W Sackett was previously sub-divided into two 0.13 acres lots, resulting in limited area for development. Also, the original front railroad house was built close to the front property setback, leaving smaller-than-typical room to add the front porch that we desire.

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 it's northeast exposure, the front of the house often experiences extreme weather elements including intense sun, rain, sleet, and snow. Without a covered area to protect users and furniture, these conditions limit utilization of the concrete patio, and by extension, the front garden beyond. The result is that an already small lot is effectively made smaller - basically, we aren't able to use 15% of our total lot area ($37.4' \times 22.7' = 850/5627$ total sqft).

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.

A covered porch will enable a small space to be sufficiently protected from the elements, allowing us to create a comfortable place in which to enjoy the spectacular environment that surrounds us. Such an experience was a key reason why we invested in the purchase of this property in September 2020 and subsequent remodeling/upgrading during 2021.

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 porch design is consistent with the architecture of the local neighborhood. The as-designed size has been designed to protect users and furniture while also matching the aesthetic of similar but larger covered porches on neighborhood houses facing Sackett Ave.

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.

As the proposed porch addition will be build upon an existing concrete pad, it will not have a material impact on volume or direction of water drainage. Water will drain off the porch roof on to the existing concrete pad, which will flow in the NE direction into the garden between concrete pad and the Sackett Ave sidewalk. If necessary, gutters & downspouts will be used to manage water drainage.

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.

Our goal is to create a comfortable home that complements the beauty and rhythms of our unique neighborhood while preserving the property's rich history. We think this goal is consistent with our neighbor's with whom we interact on a daily basis, and in support of the City of Salida's mission to promote the quality of life for it's current and future citizens.

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.

The proposed porch will actually enhance the ability to maintain the area in general by reducing the surface area that needs to be maintained. If necessary, gutters & downspouts will be used to manage water drainage. Also, since the area will be used more, we will be more motivated to invest time to make sure it is properly maintained, as evidenced by the care we exert to maintain and enhance the rest of the property.



PROJECT:

Bohn Covered Porch

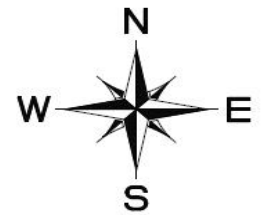
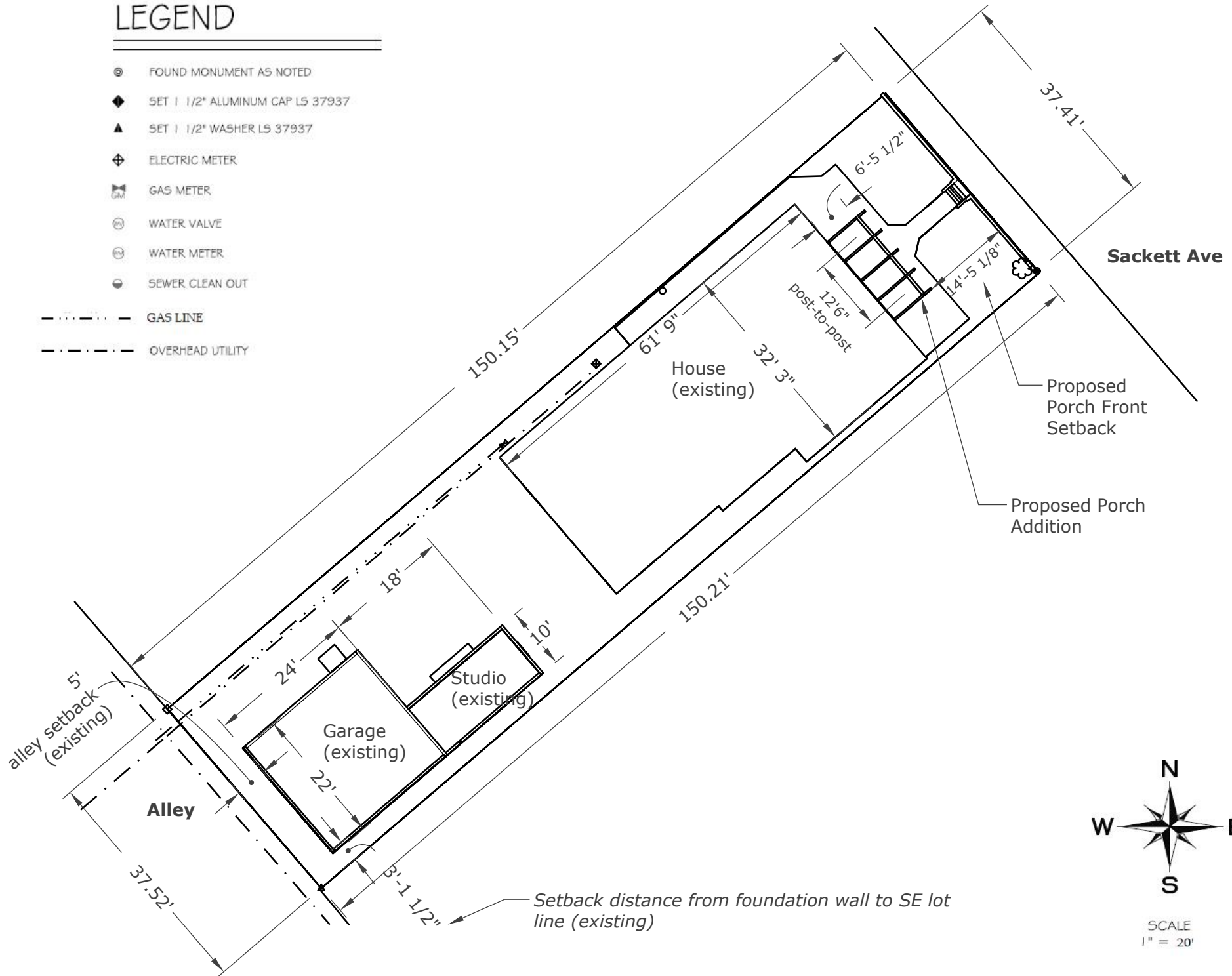
REVISION : DATE Rev Fa : February 23, 2022

623 W Sackett Ave, Salida CO 81201

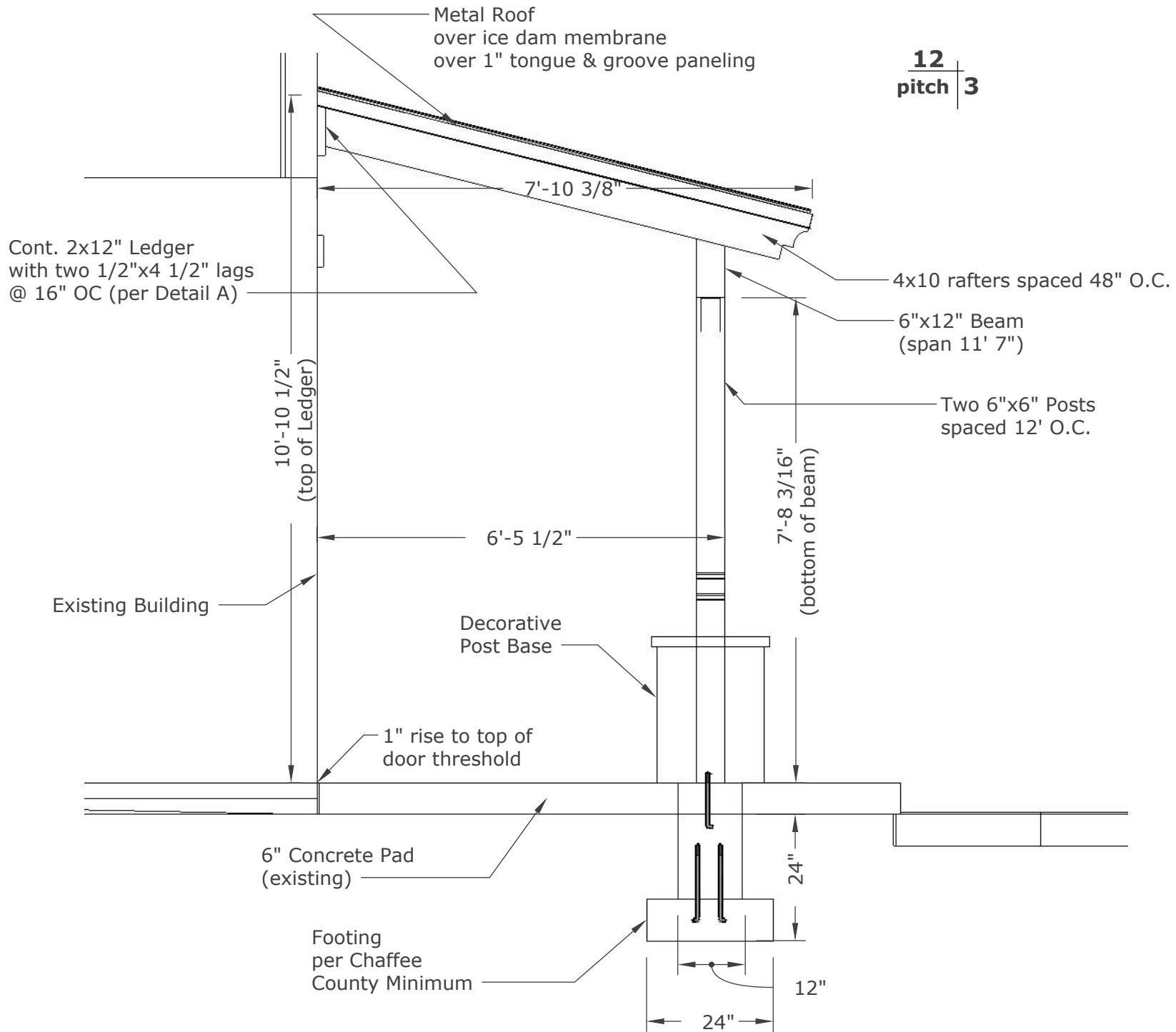
LEGEND

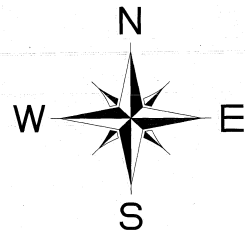
- ⊙ FOUND MONUMENT AS NOTED
- ◆ SET 1 1/2" ALUMINUM CAP LS 37937
- ▲ SET 1 1/2" WASHER LS 37937
- ⊕ ELECTRIC METER
- ⊗ GM GAS METER
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ SEWER CLEAN OUT

- · - · - · - GAS LINE
- · - · - · - OVERHEAD UTILITY



SCALE
1" = 20'



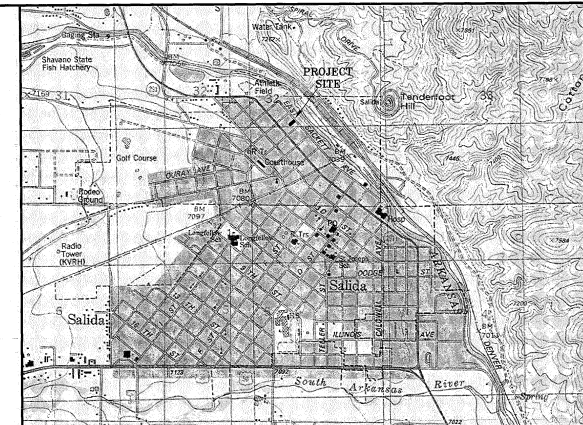


SCALE
1" = 10'



DANNEBERG IMPROVEMENT SURVEY PLAT

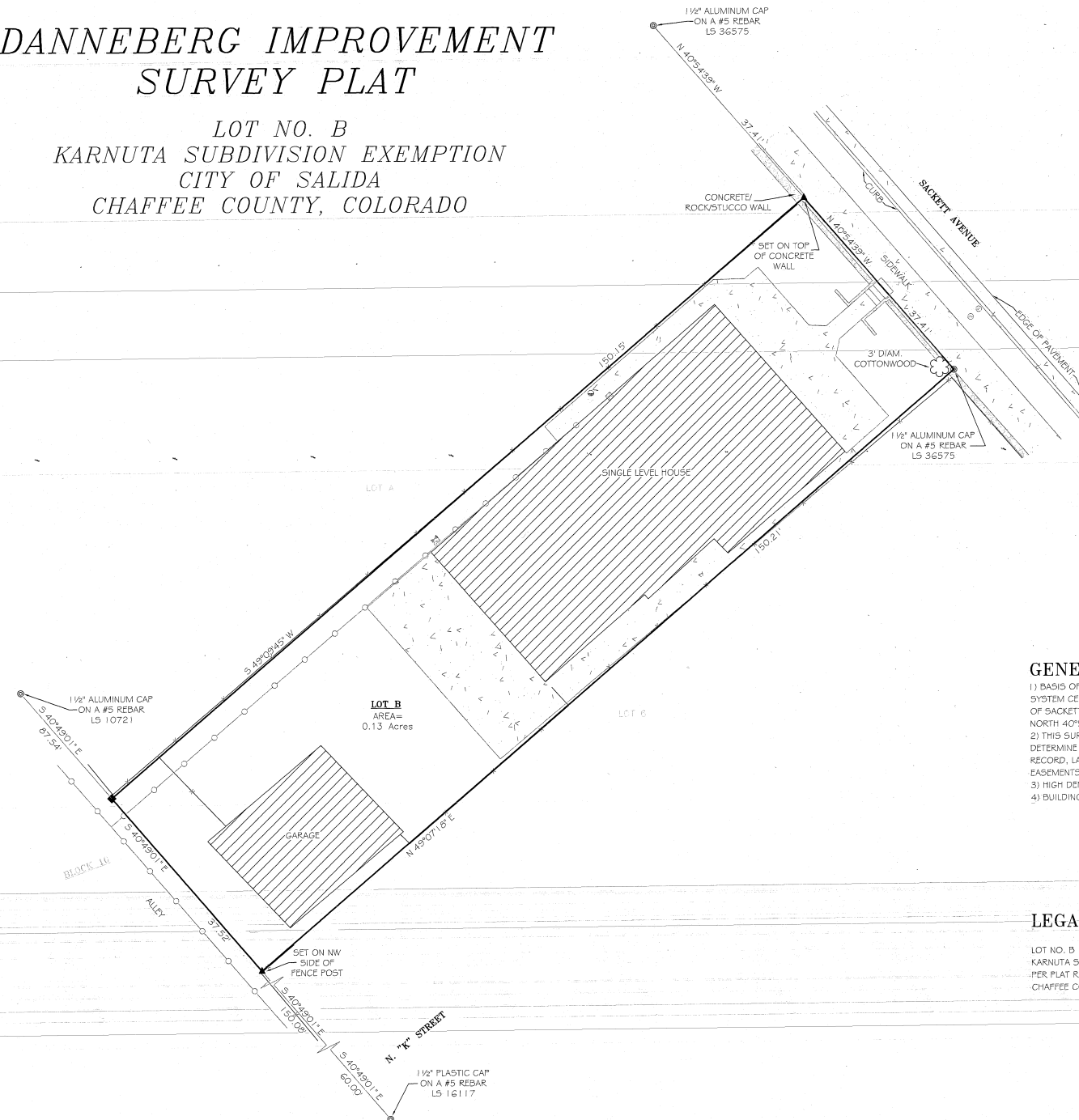
LOT NO. B
KARNUTA SUBDIVISION EXEMPTION
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

LEGEND

- FOUND MONUMENT AS NOTED
- ◆ SET 1 1/2" ALUMINUM CAP L5 37937
- ▲ SET 1 1/2" WASHER L5 37937
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ SEWER CLEAN OUT
- FENCE
- OVERHEAD UTILITY
- CONCRETE



GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE SOUTH-WESTERLY RIGHT-OF-WAY OF SACKETT AVENUE BETWEEN TWO 1 1/2" ALUMINUM CAPS STAMPED 'LS 36575' HAVING A BEARING OF NORTH 40°54'39" WEST.
- 2) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK SURVEYING AND MAPPING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING TITLE OF RECORD, LANDMARK SURVEYING AND MAPPING RELIED UPON DOCUMENTS PROVIDED BY THE CLIENT. EASEMENTS OF RECORD WERE NOT SHOWN PER CLIENTS REQUEST.
- 3) HIGH DENSITY RESIDENTIAL (R-3)
- 4) BUILDINGS SHOWN ARE TO THE EXTERIOR WALLS.

LEGAL DESCRIPTION

LOT NO. B
KARNUTA SUBDIVISION EXEMPTION, LOTS 7, 8, AND 9, BLOCK 10, SACKETT'S RE-SURVEY
PER PLAT RECORDED MAY 2, 2005 AS RECEPTION NO. 350499
CHAFFEE COUNTY, COLORADO

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT 1:00 P.M.
ON THIS 2nd DAY OF December, 2020 UNDER RECEPTION NUMBER SUR 1043

Patricia Travnicek (Deputy Recorder)
CHAFFEE COUNTY CLERK AND RECORDER

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY
CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE
RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Sydney A. Schieren
SYDNEY A. SCHIEREN
COLORADO P.L.S. 37937



REVISED:		DANNEBERG IMPROVEMENT SURVEY PLAT LOT NO. B KARNUTA SUBDIVISION EXEMPTION CITY OF SALIDA CHAFFEE COUNTY, COLORADO
SUR 1043		
JOB # 20141		LANDMARK SURVEYING & MAPPING P.O. BOX 668 SALIDA, CO 81201 PH 719.539.4021 FAX 719.539.4031
DATE: SEPTEMBER 15, 2020		
SHEET 1 OF 1		