



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 type="checkbox"/> Limited Impact Review:
(Type) _____ |
| <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Major Impact Review:
(Type) _____ |
| <input type="checkbox"/> Appeal Application | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Certificate of Approval | |
| <input type="checkbox"/> Creative Sign Permit | |
| <input type="checkbox"/> Historic Landmark/District | |
| <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: Rocco CAPOZZA

Mailing Address: 343 Teller Street, Salida, CO 81201

Telephone Number: (207) 778-1397 FAX: _____

Email Address: roccocapozza14@gmail.com

Power of Attorney/ Authorized Representative: NA
(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: Capozza Residence (Rocco & Rebecca CAPOZZA)

Street Address: 343 Teller Street, Salida, CO 81201

Legal Description: Lot 142 Block 9 Subdivision BLAKE & WESTERFORD'S ADDITION (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 [Signature] Date 9-24-2021

Signature of property owner [Signature] Date 9-24-2021
ROCCO CAPOZZA, REBECCA CAPOZZA



VARIANCE APPLICATION

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Salida, CO 81201

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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: _____
- v. Proposed Setback: 2.19'
- vi. Required Setback: 5'

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 EXISTING GARAGE IS LOCATED THREE FEET FROM THE ALLEY AND WE WOULD LIKE TO BUILD THE ADD DIRECTLY ABOVE THE EXISTING FIRST FLOOR OF THE GARAGE.

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

THE GARAGE WAS ALREADY IN ITS CURRENT LOCATION WHEN WE PURCHASED THE PROPERTY.

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.

THE VARIANCE WOULD ALLOW US TO CONTINUE THE SECOND STORY WALL DIRECTLY ABOVE THE EXISTING GARAGE WALL WHERE AS STRICT APPLICATION OF THE SETBACK WOULD CAUSE CONSIDERABLE CONSTRUCTION ISSUES.

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 VARIANCE WOULD ALLOW US TO CONTINUE THE SECOND STORY WALL DIRECTLY ABOVE THE EXISTING GARAGE FACILITATING CONVENIENT CONSTRUCTION OF THE EAST FACING WALL AND ELIMINATING THE NEED FOR POSTS STICKING OUT IN THE GARAGE.

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

IT IS THE MINIMUM VARIANCE OF HAVING A THREE FOOT SETBACK INSTEAD OF THE FIVE FOOT BASED OFF OF THE EXISTING GARAGE FOOTPRINT.

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 EXISTING GARAGE WALL IS ALREADY LOCATED AT THE VARIANCE LOCATION AND DOES NOT CAUSE ANY ISSUES TO THE NEIGHBORHOOD SO THE SECOND STORY WALL WILL HAVE NO NEGATIVE EFFECT.

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.

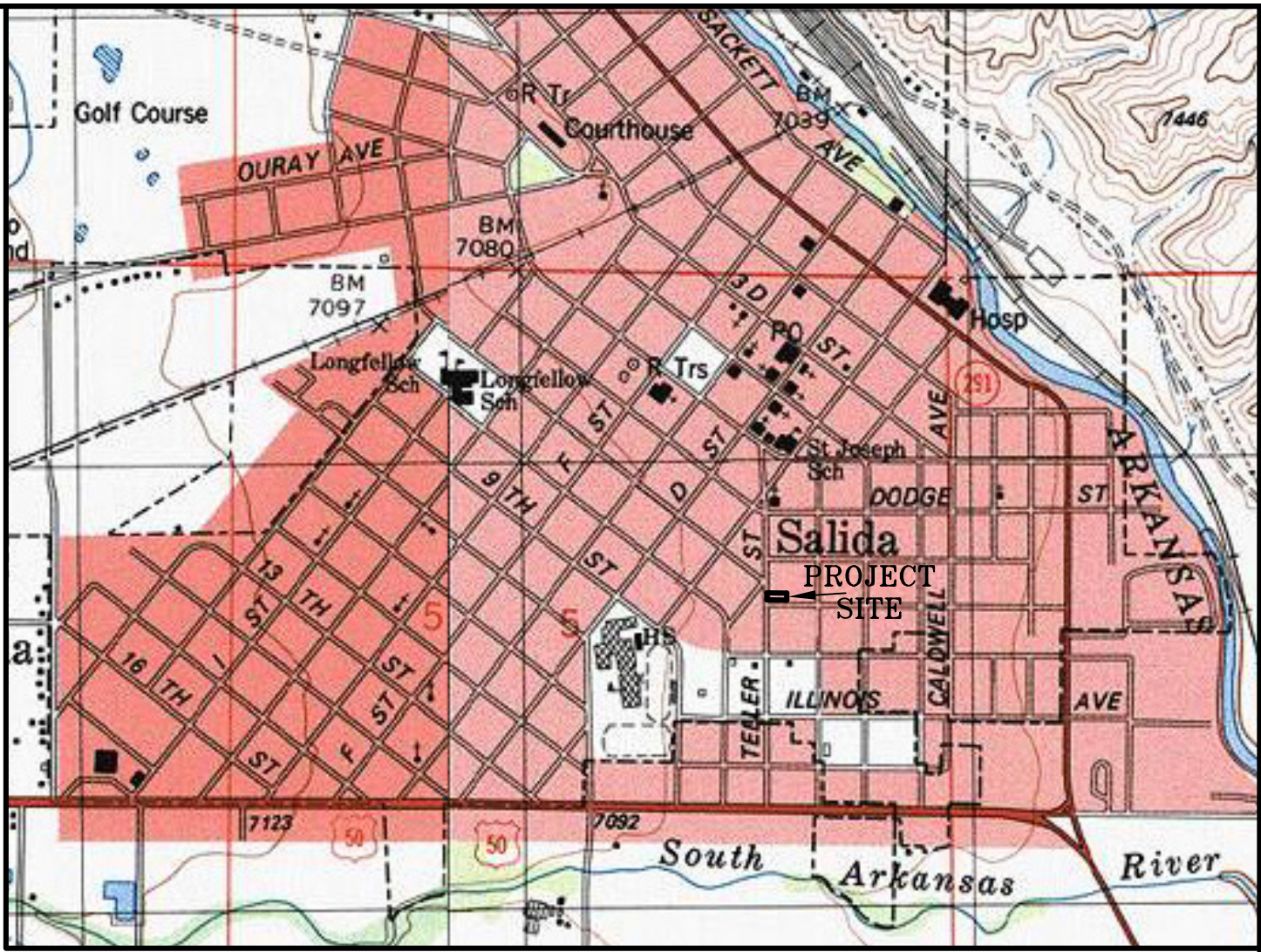
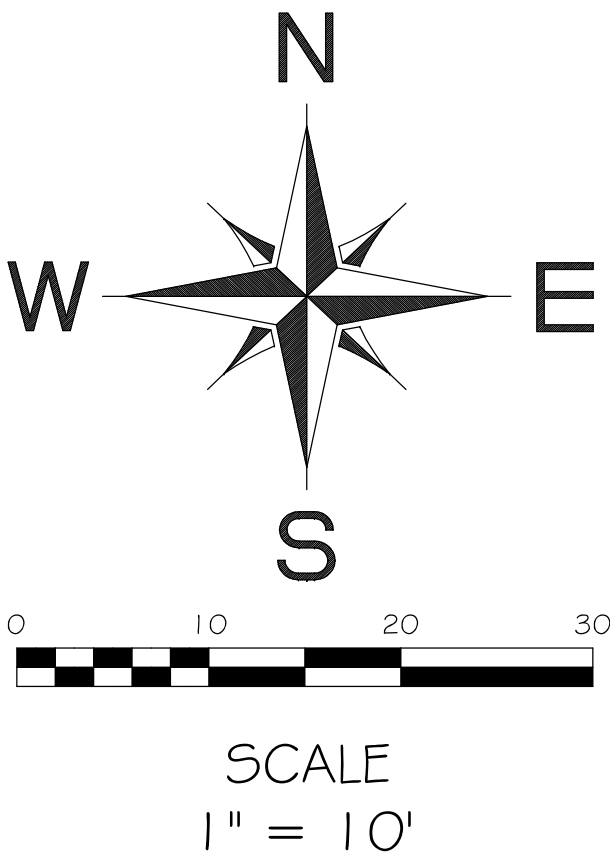
THE ADU ABOVE THE GARAGE IS BEING DESIGNED TO MEET THE LAND USE CODE AND THE VARIANCE WILL ALLOW US TO LOCATE THE ADU DIRECTLY ABOVE THE EXISTING GARAGE FOOTPRINT.

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 EXISTING WALL OF THE GARAGE IS ALREADY MAINTAINED BY US AS WILL BE THE SECOND STORY WALL.

CAPOZZA PROPERTY EXHIBIT

LOTS 1 AND 2
BLAKE AND WESTERFIELD'S
ADDITION
TO THE CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

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 EAST RIGHT OF WAY OF TELLER STREET BETWEEN TWO 1 1/2" ALUMINUM CAPS STAMPED LS 16117 HAVING A BEARING OF NORTH 00°24'22" EAST
- 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) ADDITIONAL IMPROVEMENTS EXIST ON SUBJECT PROPERTY AND WERE NOT LOCATED PER CLIENTS REQUEST

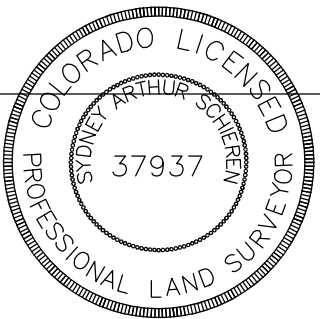
LEGAL DESCRIPTION

RECEPTION NO. 395406
LOTS NO. 1 AND 2,
BLOCK NO. 9
BLAKE AND WESTERFIELD'S ADDITION
TO THE CITY OF SALIDA,
CHAFFEE COUNTY, COLORADO

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
COLORADO P.L.S. 37937



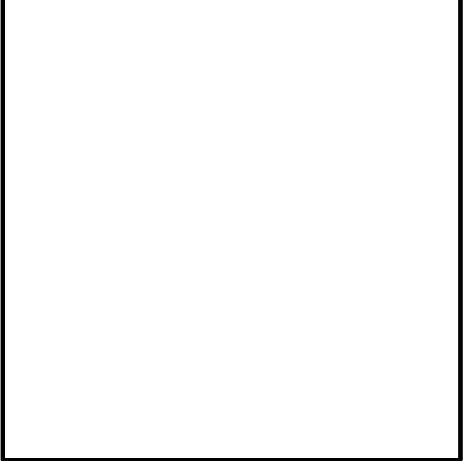
LEGEND

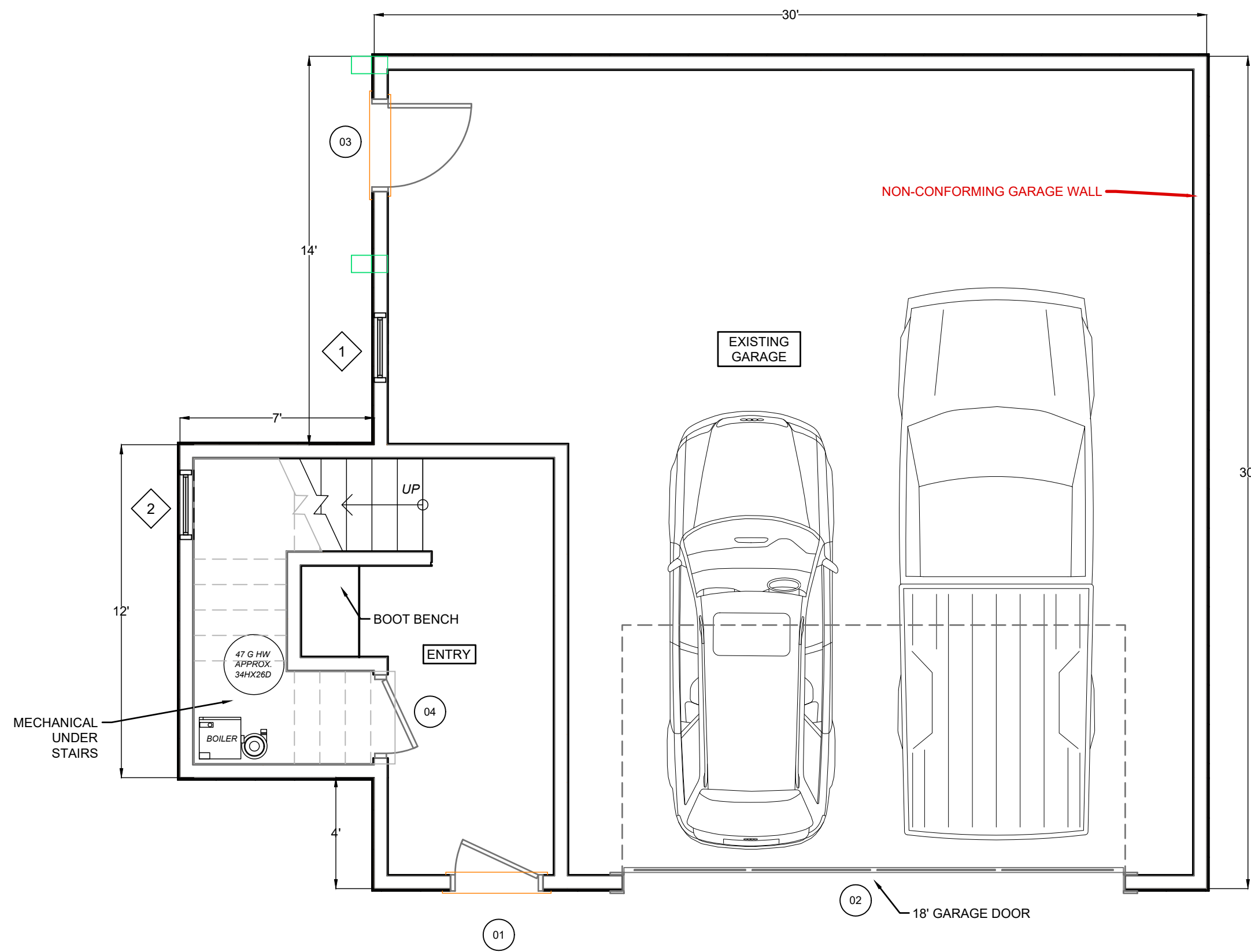
- ⊙ FOUND MONUMENT AS NOTED
▲ 1 1/2" ALUM. CAP ON #5 REBAR LS 16117

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.



NOTE: LAND AND WATER CONCEPTS, INC ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL DAMAGES, TO ANY EXISTING OR PROPOSED CONSTRUCTION OR OTHERS, IN ANY INSTANCE THE MAXIMUM LIABILITY OF LAND AND WATER CONCEPTS, INC SHALL BE A REFUND OF THE PRICE OF THE SERVICES PERFORMED. IT IS RECOMMENDED THAT THE CLIENT CONSULT WITH A PROFESSIONAL OFFICIAL AND/OR ENGINEER PRIOR TO THE START OF ACTUAL CONSTRUCTION.





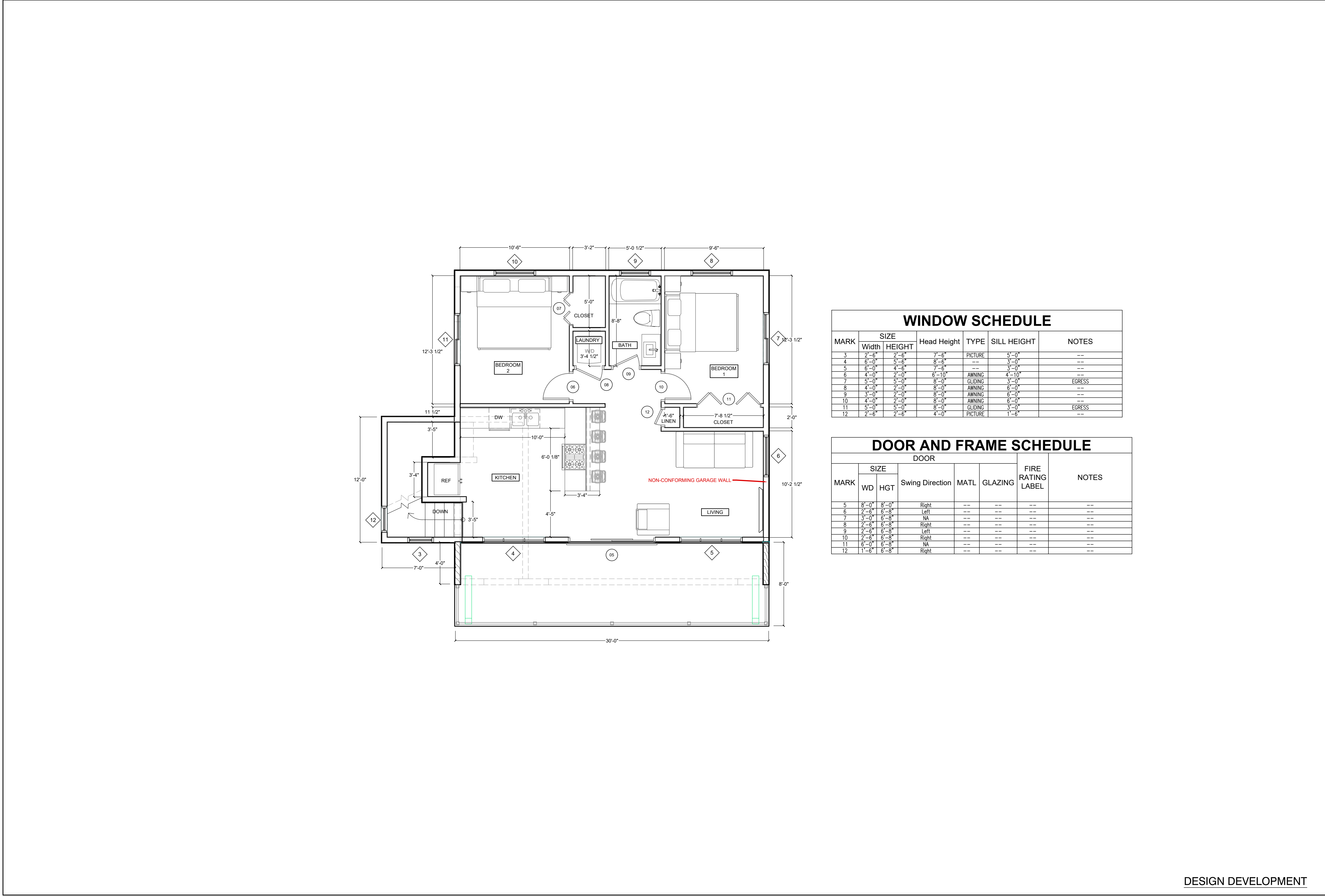
FLOOR AREAS	
EXISTING GARAGE	900 SF
UPPER FLOOR	790 SF
UPPER DECK	240 SF

WINDOW SCHEDULE						
MARK	SIZE		Head Height	TYPE	SILL HEIGHT	NOTES
	Width	HEIGHT				
1	2'-6"	2'-6"	8'-0"	PICTURE	5'-6"	--
2	2'-6"	2'-6"	8'-0"	PICTURE	5'-6"	--

DOOR AND FRAME SCHEDULE							
DOOR					FIRE RATING LABEL	NOTES	
MARK	SIZE		Swing Direction	MATL			GLAZING
	WD	HGT					
1	3'-0"	6'-8"	Right	--	--	--	--
2	18'-0"	9'-0"	NA	--	--	--	--
3	3'-0"	6'-8"	Left	--	--	--	--
4	2'-8"	6'-8"	Left	--	--	--	--

DESIGN DEVELOPMENT

NOTE: LAND AND WATER CONCEPTS, INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL DAMAGES, TO THE USER'S PROPERTY OR PERSONS OR ERRORS BY OTHERS, IN ANY INSTANCE THE MAXIMUM LIABILITY OF LAND AND WATER CONCEPTS, INC. SHALL BE A REFUND OF THE PRICE OF THE SERVICES PERFORMED. IT IS RECOMMENDED THAT THE USER CONSULT WITH A LICENSED PROFESSIONAL ENGINEER PRIOR TO THE START OF ACTUAL CONSTRUCTION.

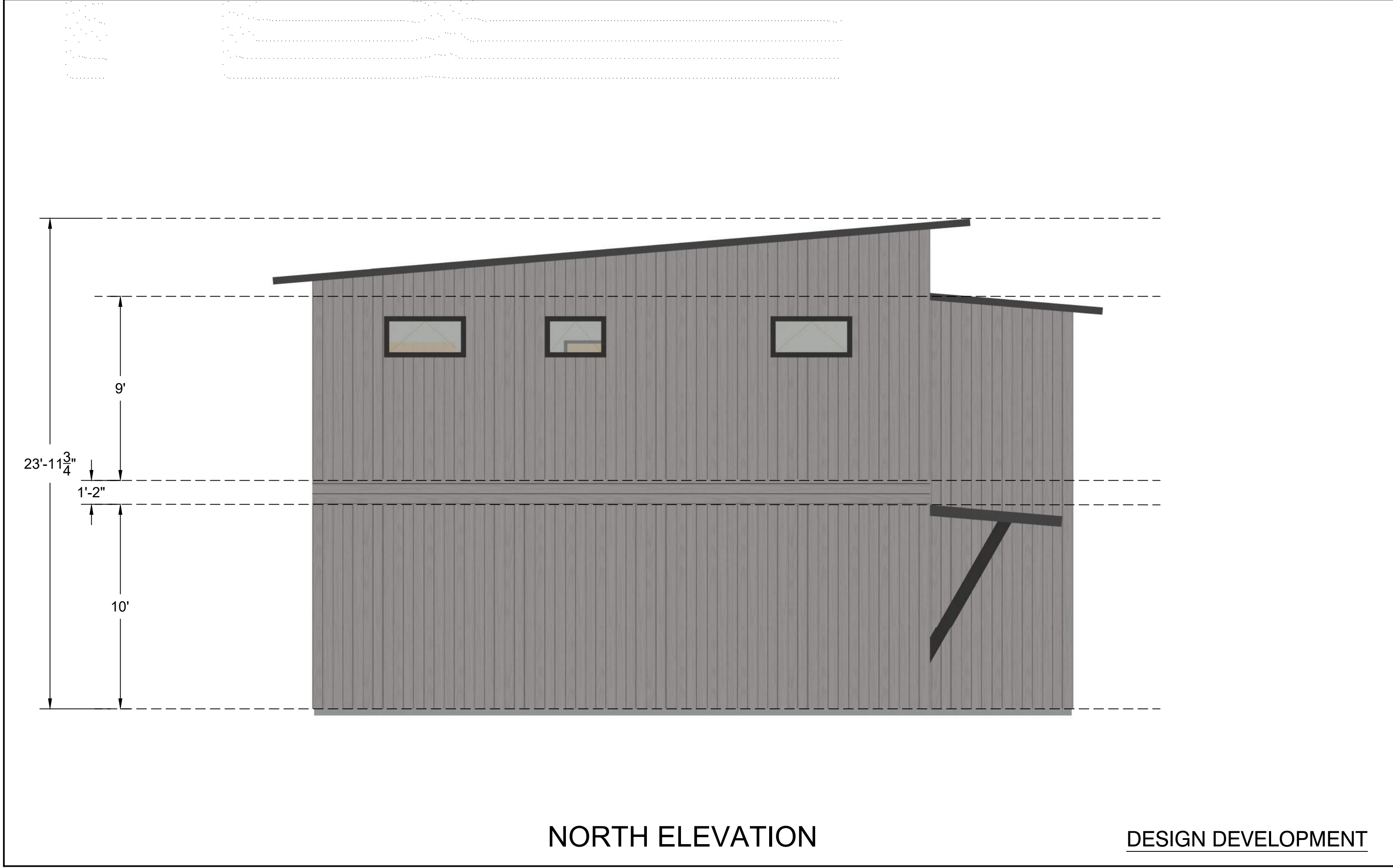
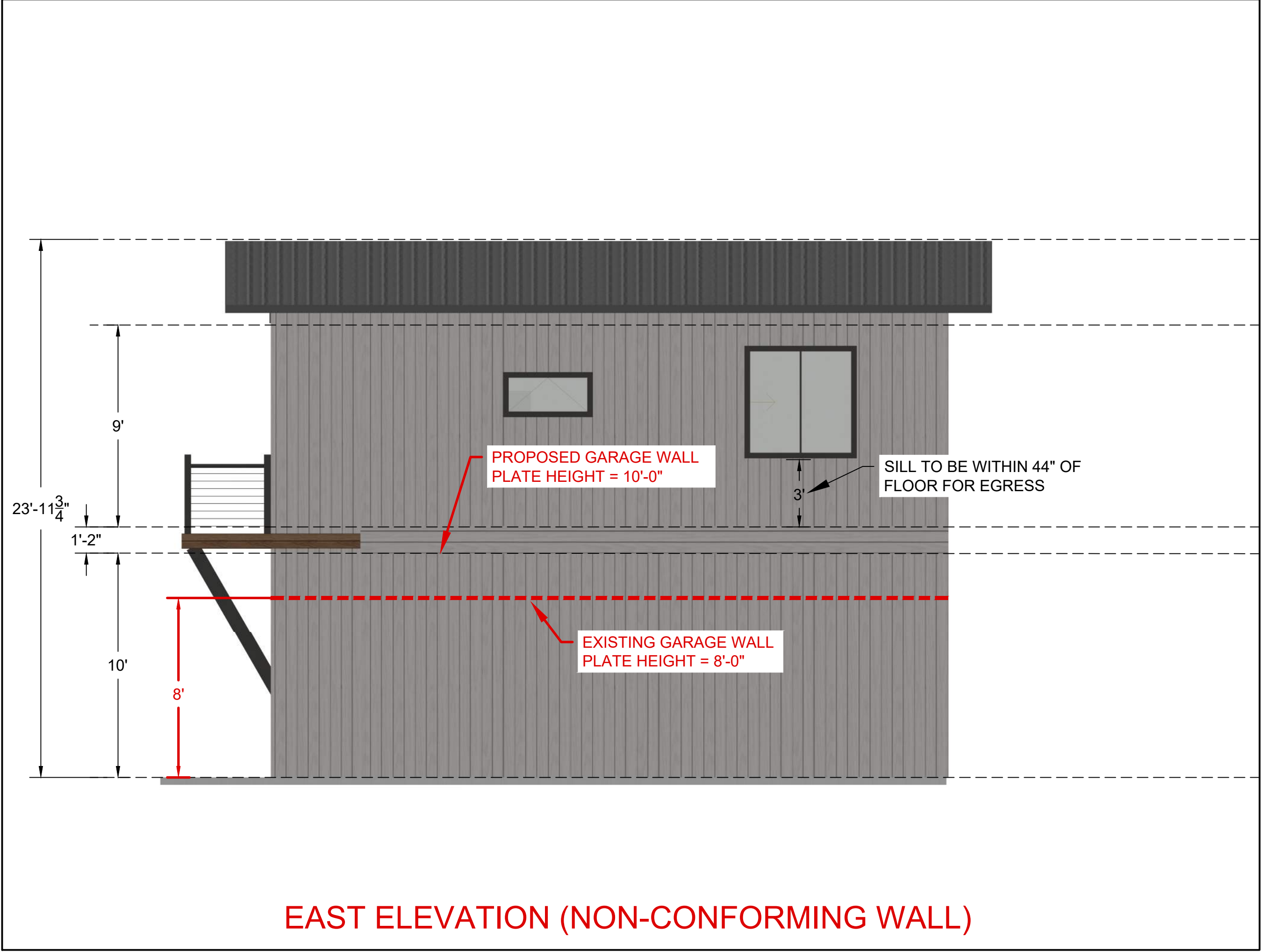


WINDOW SCHEDULE						
MARK	SIZE		Head Height	TYPE	SILL HEIGHT	NOTES
	Width	HEIGHT				
3	2'-6"	2'-6"	7'-6"	PICTURE	5'-0"	--
4	6'-0"	5'-6"	8'-6"	--	3'-0"	--
5	6'-0"	4'-6"	7'-6"	--	3'-0"	--
6	4'-0"	2'-0"	6'-10"	AWNING	4'-10"	--
7	5'-0"	5'-0"	8'-0"	GLIDING	3'-0"	EGRESS
8	4'-0"	2'-0"	8'-0"	AWNING	6'-0"	--
9	3'-0"	2'-0"	8'-0"	AWNING	6'-0"	--
10	4'-0"	2'-0"	8'-0"	AWNING	6'-0"	--
11	5'-0"	5'-0"	8'-0"	GLIDING	3'-0"	EGRESS
12	2'-6"	2'-6"	4'-0"	PICTURE	1'-6"	--

DOOR AND FRAME SCHEDULE							
MARK	DOOR				FIRE RATING LABEL	NOTES	
	SIZE		Swing Direction	MATL			GLAZING
	WD	HGT					
5	8'-0"	8'-0"	Right	---	---	---	---
6	2'-6"	6'-8"	Left	---	---	---	---
7	3'-0"	6'-8"	NA	---	---	---	---
8	2'-6"	6'-8"	Right	---	---	---	---
9	2'-6"	6'-8"	Left	---	---	---	---
10	2'-6"	6'-8"	Right	---	---	---	---
11	6'-0"	6'-8"	NA	---	---	---	---
12	1'-6"	6'-8"	Right	---	---	---	---

DESIGN DEVELOPMENT

NOTE: LAND AND WATER CONCEPTS, INC.
ASSUMES NO RESPONSIBILITY FOR ANY
DAMAGES, INCLUDING STRUCTURAL
DAMAGES, ARISING FROM THE USE OF
COMMISSIONS OR ERRORS BY OTHERS. IN ANY
INSTANCE THE MAXIMUM LIABILITY OF LAND
AND WATER CONCEPTS, INC. SHALL BE A
REFUND OF THE PRICE OF THE SERVICES
PERFORMED. IT IS RECOMMENDED THAT
THE CLIENT OBTAIN AN INDEPENDENT
OFFICIAL SAID OR ENGINEER PRIOR TO THE
START OF ACTUAL CONSTRUCTION.



1/4" = 1'-0"

9/27/2021

1/4" = 1'-0"

9/27/2021

1/4" = 1'-0"

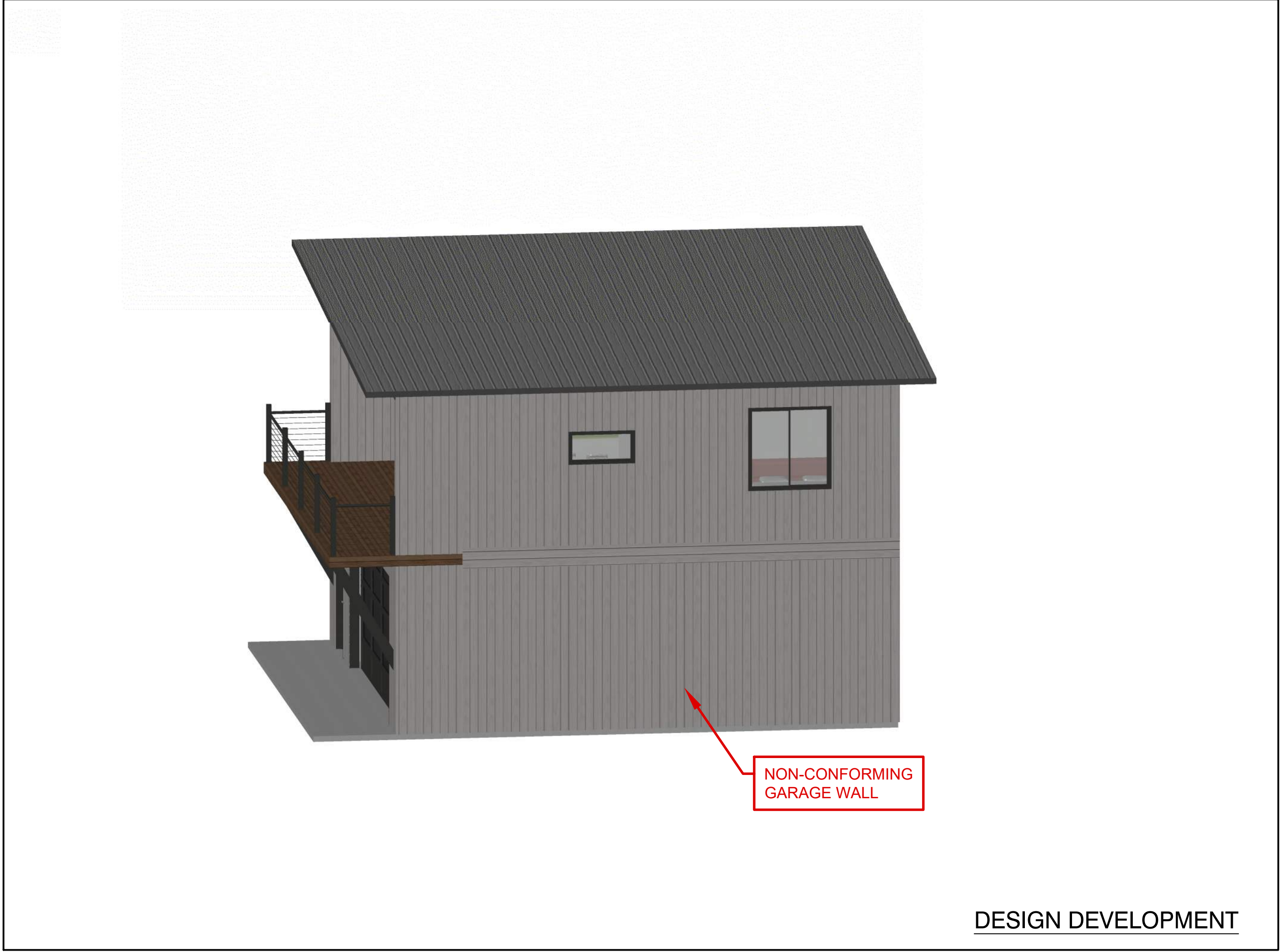
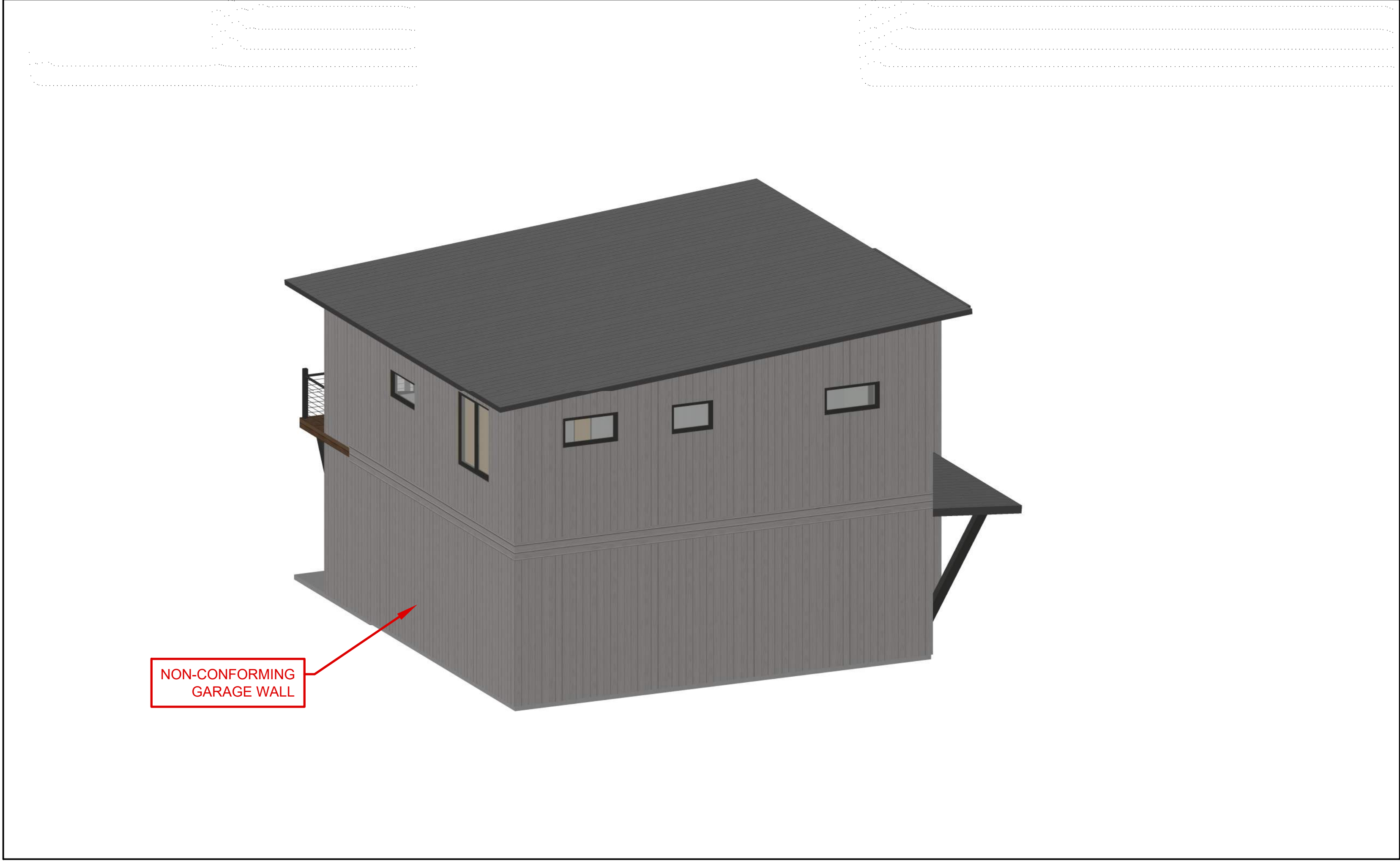
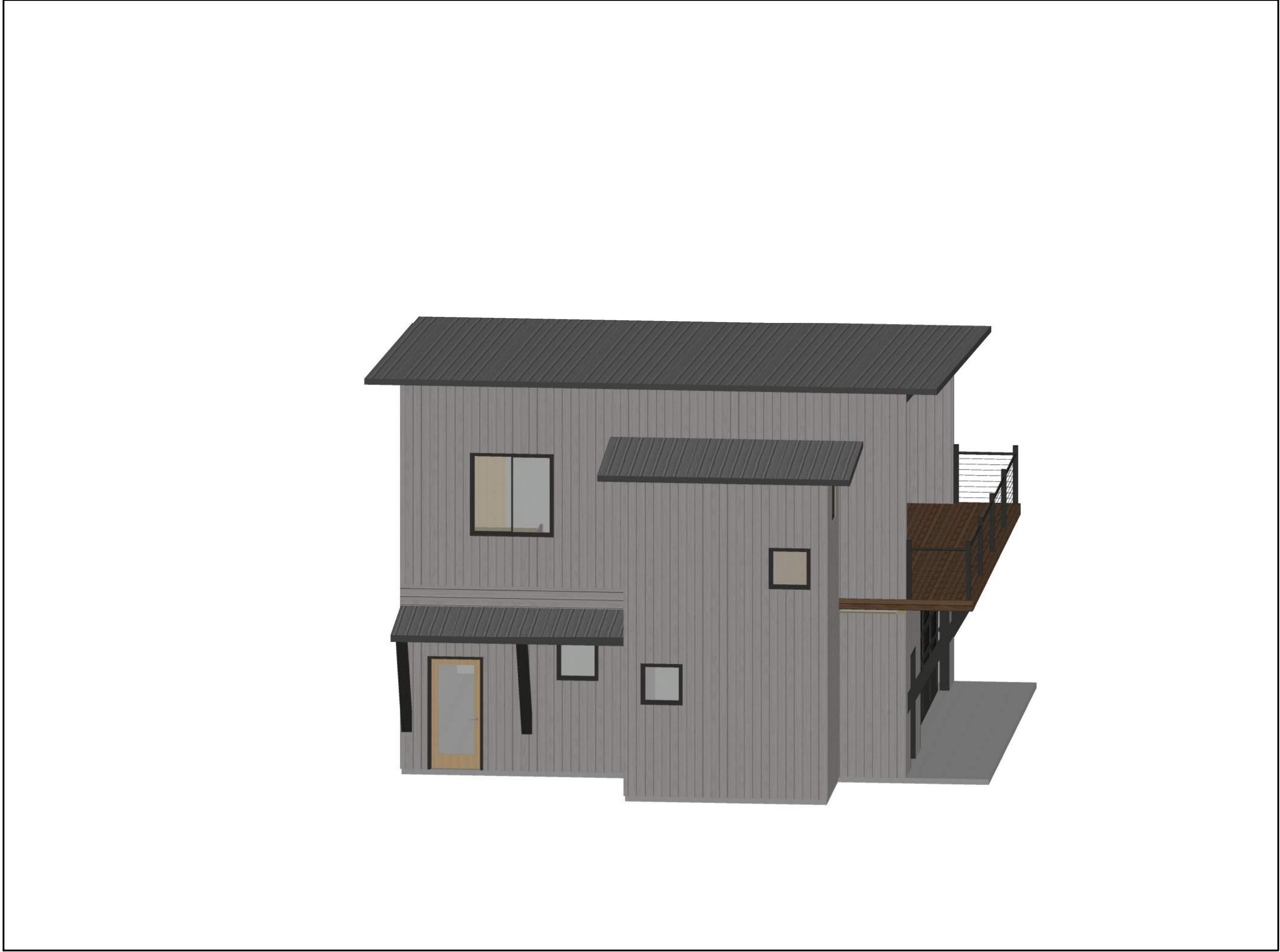
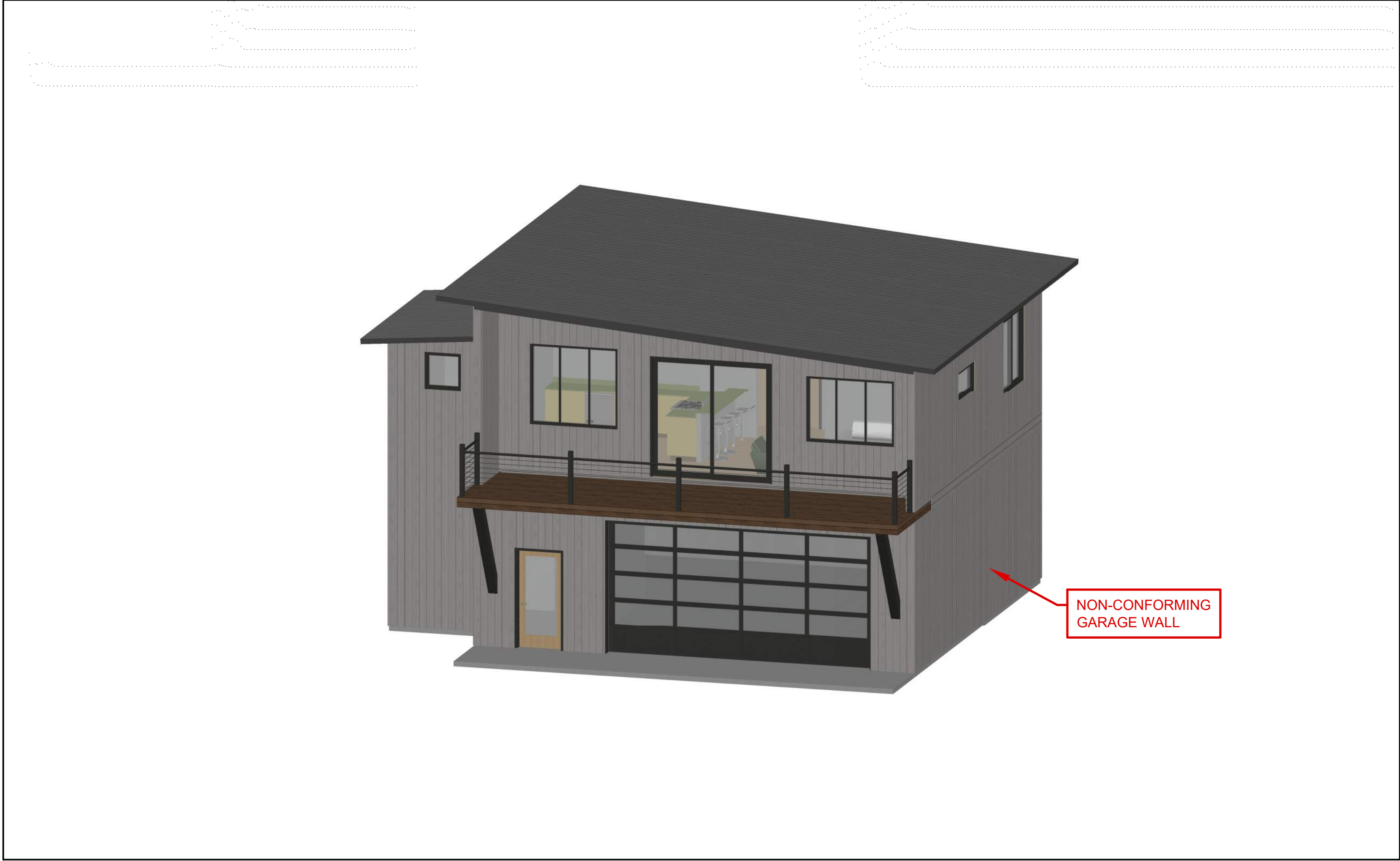
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A3

CAPOZZA ADU

Salida, Colorado

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DESIGN DEVELOPMENT

3/16" = 1'-0"
9/27/2021

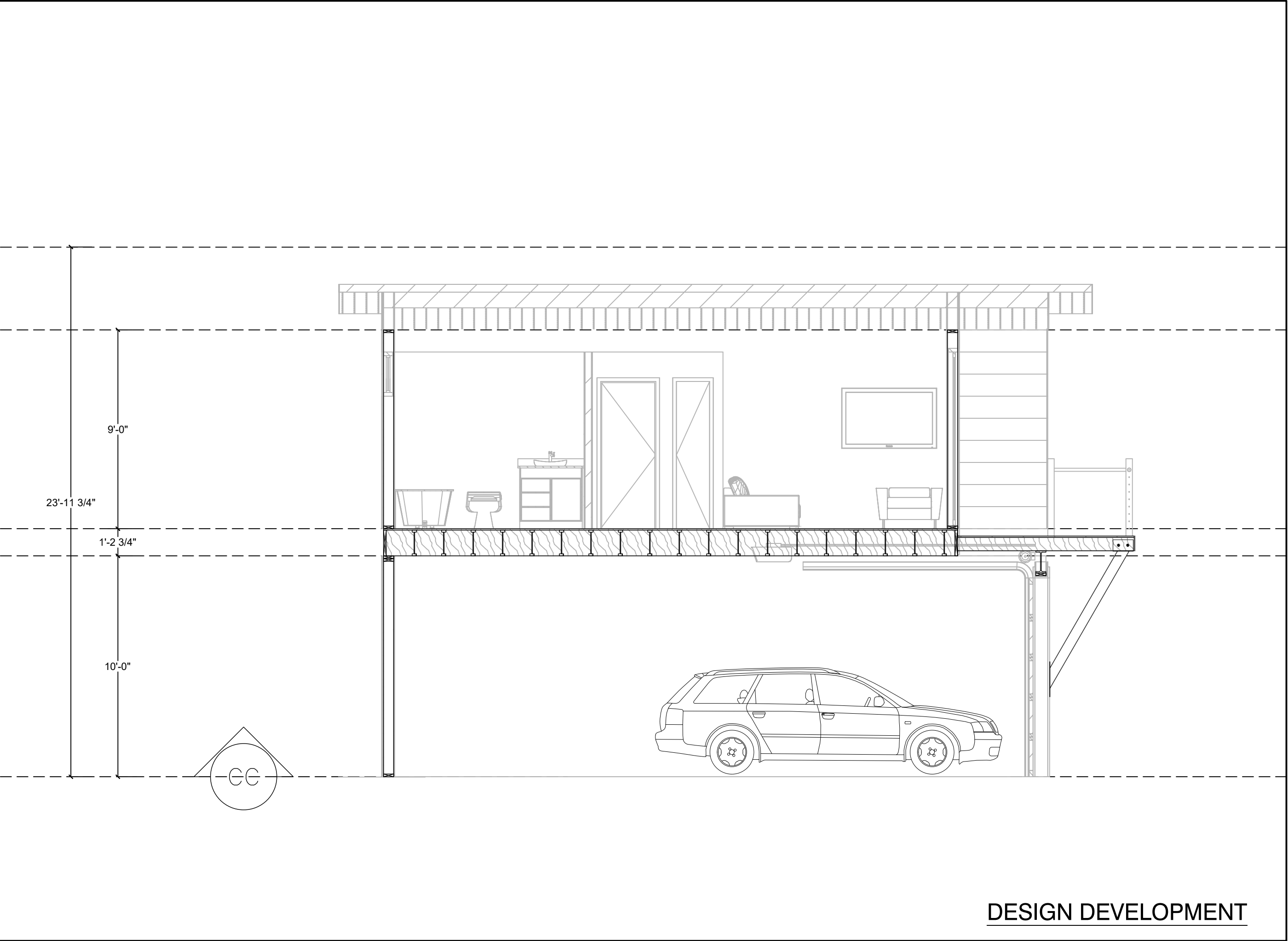
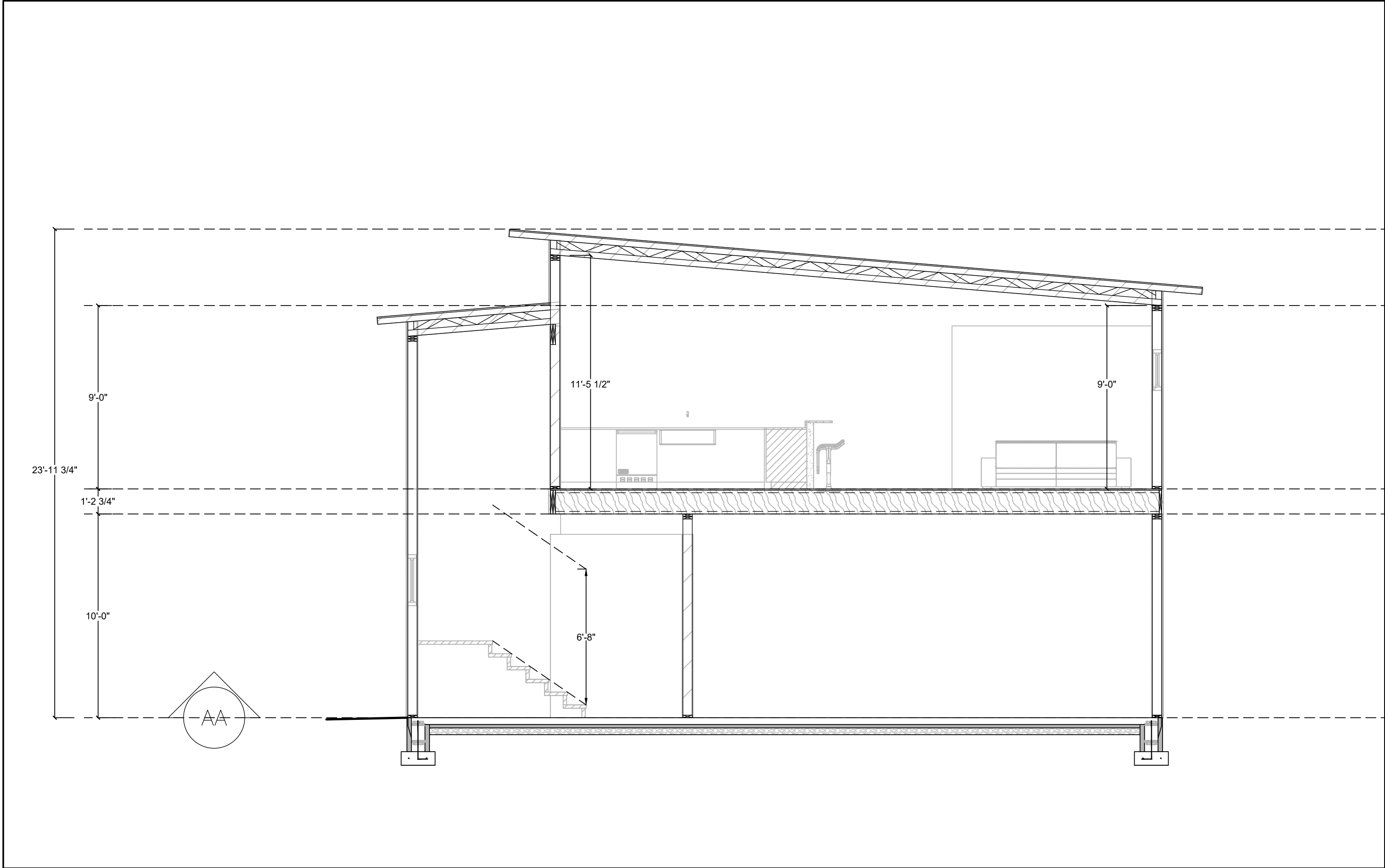
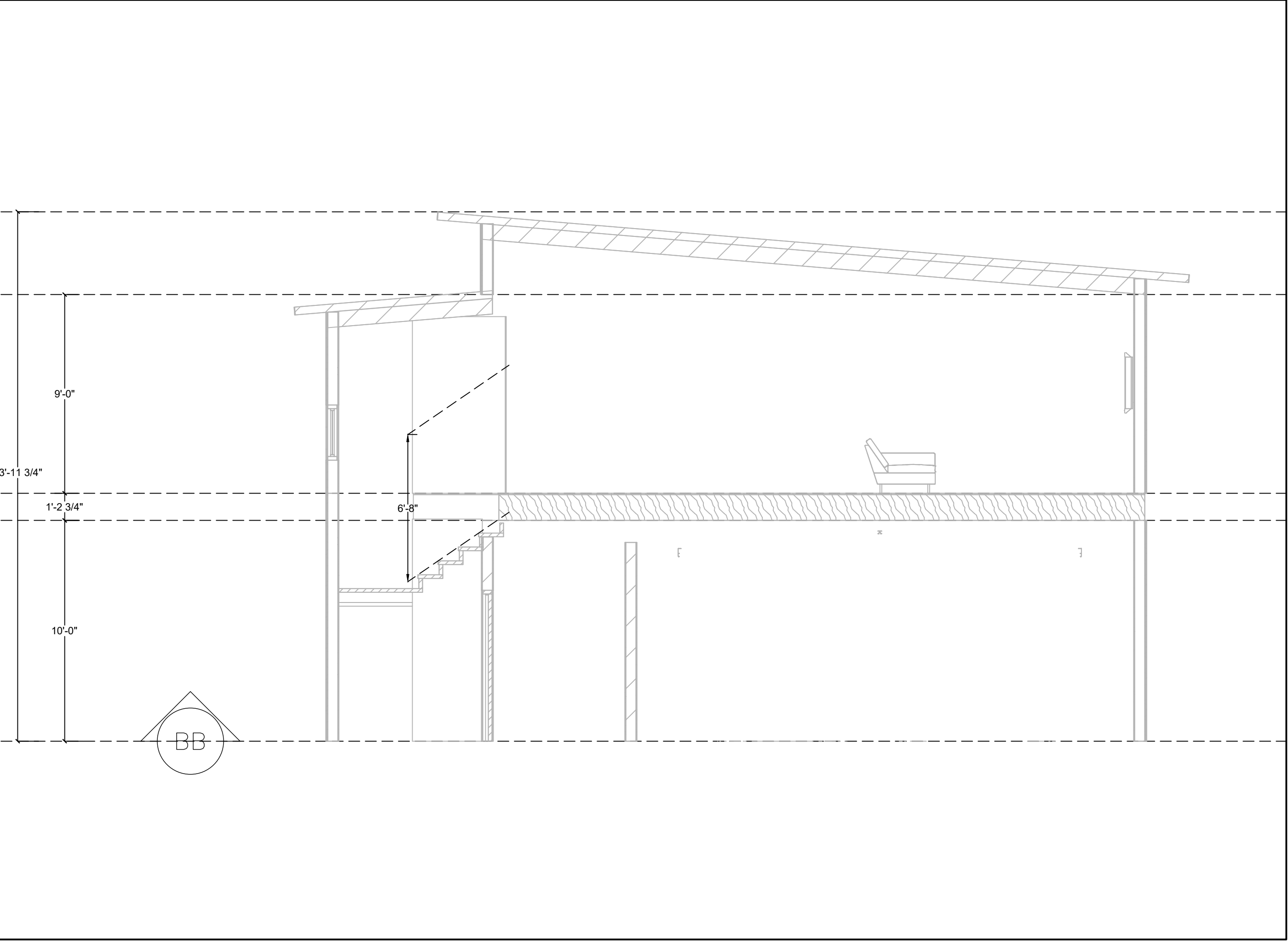
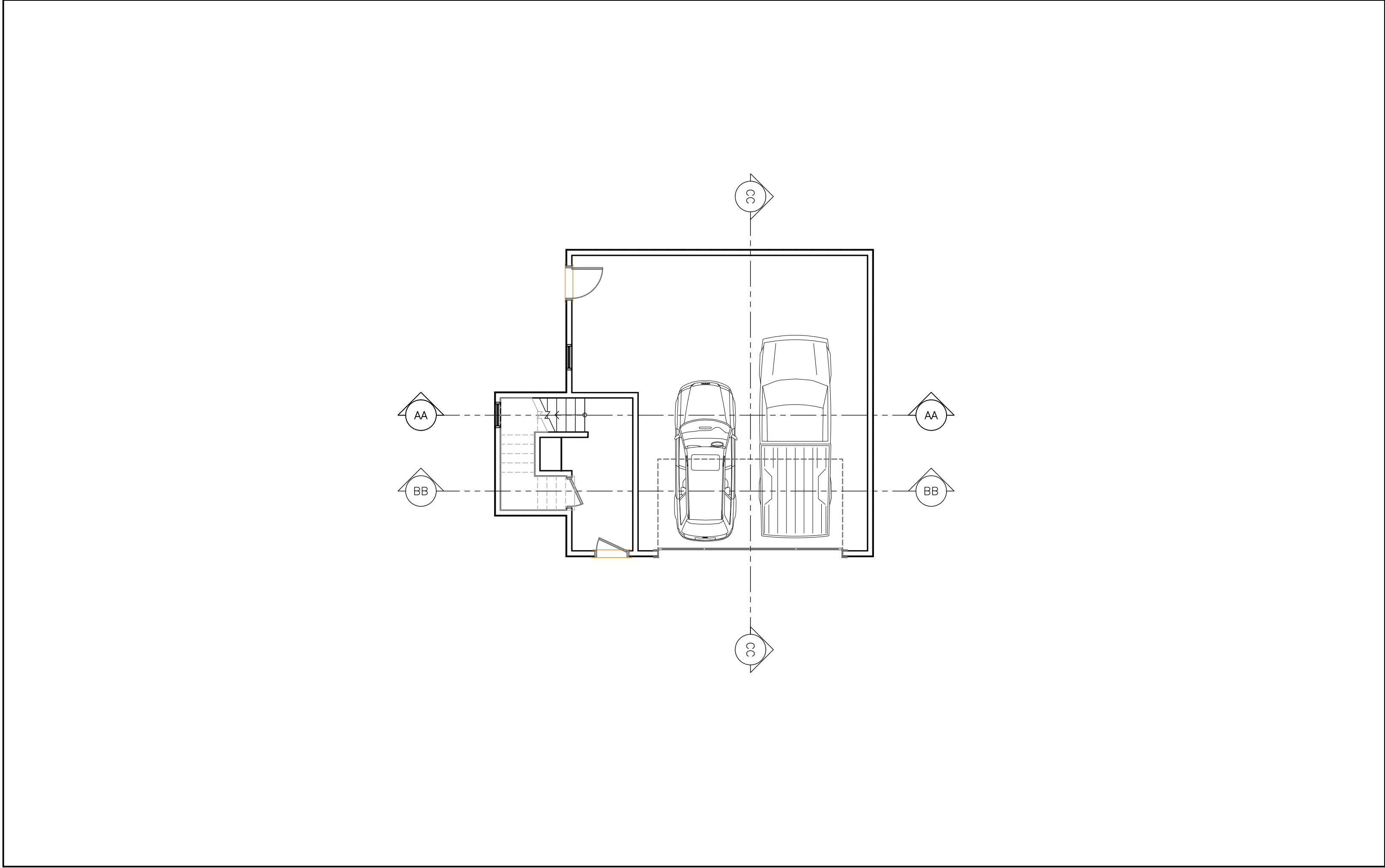
A4

Title:
PERSPECTIVES

CAPOZZA ADU

SALIDA, COLORADO

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1/4" = 1'-0"

9/27/2021

A5

Title: SECTIONS

CAPOZZA ADU

SALIDA, COLORADO

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