

BOARD OF ADJUSTMENT REGULAR MEETING

City Council Chambers, 448 E. 1st Street, Salida, CO

September 27, 2021 - 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 Doug Mendelson
Board Member Michelle Walker
Board Member-Alternate Dave Haynes

APPROVAL OF THE MINUTES

1. July 26, 2021 - Minutes

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

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

UNSCHEDULED CITIZENS

AMENDMENT(S) TO AGENDA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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

2. **Buskist Variance Application - 325 W. Park Avenue** - The purpose of the request is to receive a variance from the minimum front lot line setback and the minimum rear lot line setback to build a second story addition on the existing nonconforming single-story residence. The single-family residence was built in 1979 "prior to setback requirements" at the current front setback of 28' and at the current rear setback of 7'. The applicant is requesting the variances to construct a second story addition to match the footprint of the existing residence.

- A. Open Public hearing - 6:01 pm
B. Proof of Publication

- C. Staff Review of Application –
- D. Applicant's Presentation – Buskist spoke about the variance request.
- E. Public Input –
- F. Close Public Hearing - 6:04 pm
- G. Board of Adjustment Discussion - None
- H. Board of Adjustment decision -

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 Mendelson, Board Member Walker, Board Member-Alternate Haynes

THE MOTION PASSES.

- 3. Lynna's Lodge Variance - 112 Teller Street** - The purpose of the request is to receive a variance from the minimum setback of twenty feet (20') required for the front and rear yard, and within that setback encroachment, to expand the existing non-conforming structure to two (2) full stories in height where only one and one-half (1.5) stories previously existed.

- A. Open Public hearing - 6:06 pm
- B. Proof of Publication
- C. Staff Review of Application –
- D. Applicant's Presentation – Lynna's Lodge LLC
- E. Public Input –
- F. Close Public Hearing - 6:17 pm
- G. Board of Adjustment Discussion - None
- H. Board of Adjustment decision -

Motion to approve made with the following conditions a plan change to the City of Salida Building Permit No. 099-21 must be approved prior to construction re-commencing, prior to the issuance of a certificate of occupancy, water and wastewater system development fees must be paid, and the current system development fee deferral and suspension agreement must be rescinded via recorded document and the structure is a duplex and the back covered walkway is in the final plan 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 Mendelson, Board Member Walker, Board Member-Alternate Haynes

THE MOTION PASSES.

BOARD COMMENTS

ADJOURN - With no further business to come before the Board, the meeting adjourned at 6:20 p.m.