



# BOARD OF ADJUSTMENT REGULAR MEETING

City Council Chambers, 448 E. 1st Street, Salida, CO  
July 24, 2023 - 6:00 PM

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## MINUTES

Email public comments to: [planning@cityofsalida.com](mailto:planning@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 Giff Kriebel  
Board Member Judith Dockery  
Board Member Aaron Derwingson  
Alternate Board Member Dan Bush

#### ABSENT

Board Member Michelle Walker  
Board Member Brian Colby

### APPROVAL OF THE MINUTES

#### 1. June 26, 2023 - Draft Minutes

Motion made by Board Member Kriebel, Seconded by Board Member Dockery.

Voting Yea: Board Member Chairman Follet, Board Member Co-Chair Bomer, Board Member Kriebel, Board Member Dockery, Board Member Derwingson, Alternate Board Member Bush

**THE MOTION PASSED.**

### UNSCHEDULED CITIZENS: NA

### AMENDMENT(S) TO AGENDA: NA

### PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- |   |  |
|---|--|
| 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. Kuhn Variance request - 147 West Fourth Street -

The Kuhn variance request that was approved by the Board of Adjustment on June 26, 2023 did not contain a complete record at the time of consideration.

A public comment on the variance request was emailed to the email address provided on the Board of Adjustment agenda. Staff was unaware that the email address was invalid and the comment was never received and made part of the record. Now that the record is complete the variance shall be reconsidered.

Motion made by Board Member Co-Chair Bomer to re-open the public hearing. The motion was not seconded.

**THE MOTION FAILED.**

**3. P&C Enterprises, LLC Variance Request - 306 Old Stage Road - Continued from the June 26, 2023 meeting**

The purpose of the request is to receive a variance from the minimum side yard setback for accessory structures. The minimum side yard setback is five (5) feet for accessory structures over twelve (12) feet in height.

The applicant is requesting a minimum allowed side yard setback of 3' for the garage constructed on the western portion of the property and 3'-3" for the garage constructed on the eastern portion of the property.

An additional request is to receive a variance from the maximum lot coverage with structures if the P & C Enterprises, LLC Minor Subdivision is approved.

**A. Open Public hearing – 6:05pm**

**B. Proof of Publication –**

**C. Staff Review–** Planning Technician, Palumbo, reviewed the variance request.

**D. Applicant's Presentation-** The applicant, Chris Vaith, spoke on the application.

**E. Public Input –** Chad Chadwick and Pat Green spoke on the application.

**F. Close Public Hearing – 6:25pm**

**G. Board Discussion –**

**H. Board Decision –**

Motion to deny the variance on the lot coverage and request the developer to reduce the size of the patio back to the size to meet the lot coverage requirements made by Board Member Co-Chair Bomer, Seconded by Board Member Kriebel.

Voting Yea: Board Member Co-Chair Bomer, Board Member Kriebel, Board Member Dockery, Board Member Derwingson, Alternate Board Member Bush

Voting Nay: Board Member Chairman Follet

**THE MOTION PASSED.**

Motion to approve the variance on the setback of the Accessory Dwelling made by Board Member Kriebel, Seconded by Board Member Dockery.

Voting Yea: Board Member Co-Chair Bomer, Board Member Kriebel, Board Member Dockery, Board Member Derwingson, Alternate Board Member Bush, Board Member Chairman Follet

**THE MOTION PASSED.**

**BOARD COMMENTS**

**ADJOURN** With no further business to come before the Board, the meeting adjourned at 6:51 p.m.