



BOARD OF ADJUSTMENT REGULAR MEETING

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

February 28, 2022 - 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 Michelle Walker
Board Member Dave Haynes
Alternate Board Member Aaron Derwingson
Alternate Board Member Brian Colby

APPROVAL OF THE MINUTES

1. January 24, 2022 - Draft Minutes

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 Walker, Board Member Haynes

MOTION PASSED.

UNSCHEDULED CITIZENS NA

AMENDMENT(S) TO AGENDA

Planner Jefferson clarified that the Van Wyck Variance request would be moved to the March meeting.

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. **Bohn Variance Request - 623 West Sackett Ave** - The purpose of the request is to receive two (2) variances. The first request is to receive a variance from the minimum front yard setback of twenty (20) feet. The applicant is requesting a minimum allowed front yard setback of 14' 5 1/8" to build a covered front porch on the primary structure. Covered front porches may encroach into the front yard setback by twenty-five (25%) percent.

The second request is to receive a variance from the maximum lot coverage of forty-five (45%) percent. The applicant is requesting a maximum allowed lot coverage with structures of 46.9 %.

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

C. Staff Review of Application –

Commissioners asked about the following:

- The maximum lot coverage
- The work the applicant had done prior
- The porch and the porch cover

D. Applicant's Presentation – The applicant, Bohn, explained his application.

Commissioners clarified that it was just the roof of the porch that would go over by 7 inches.

E. Public Input – N/A

F. Close Public Hearing - 6:11 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 Haynes, Alternate Board Member Colby

Voting Nay: Board Member Walker

THE MOTION PASSED.

3. Van Wyck Variance Request-200 Wood Avenue - APPLICATION WITHDRAWN

The purpose of the request is to receive variances from the minimum side lot line setback and the minimum rear lot line setback to build a second story accessory dwelling unit on the existing nonconforming accessory structure.

Accessory structures in the Medium Density Residential (R-2) zone district require a minimum side lot line setback of ten (10) feet for any wall plane over twenty (20) feet. The minimum rear lot line setback is five (5) feet. The applicant is requesting a minimum allowed side lot line setback of zero (0) feet to construct a second story accessory dwelling unit and a minimum allowed rear lot line setback of three (3) feet to build a roof structure over the ground floor entry. The accessory structure was built in 1996 at the current 0' side lot line setback and currently meets the required rear lot line setback.

BOARD COMMENTS

ADJOURN With no further business to come before the Commission, the meeting adjourned at **6:13 p.m.**