



BOARD OF ADJUSTMENT STAFF REPORT

MEETING DATE: December 10, 2024
AGENDA ITEM TITLE: Variance Application – 311 Grant Street
AGENDA SECTION: Public Hearing

REQUEST: The request is to receive a variance from the minimum front setback of 30 feet in the R-1 Single-Family Residential District. The applicant is requesting a 16'4" setback for an eyebrow roof on the existing non-conforming structure.

APPLICANT: The applicants are Bryan and Cathy McDonald.

LOCATION:

The subject property is legally known as Lots 16 & 18 Blk 207 Eddy Bros Add to City of Salida, Chaffee County, Colorado. This property is also known as 311 Grant Street.



PROCESS:

Variances are addressed in the City's Code of Ordinances, Section 16-4-180, Zoning Variances. Variances may be granted from the standards of the underlying zone district and shall be authorized only for maximum height, minimum floor area, maximum lot coverage, maximum lot size, minimum setbacks and parking requirements.

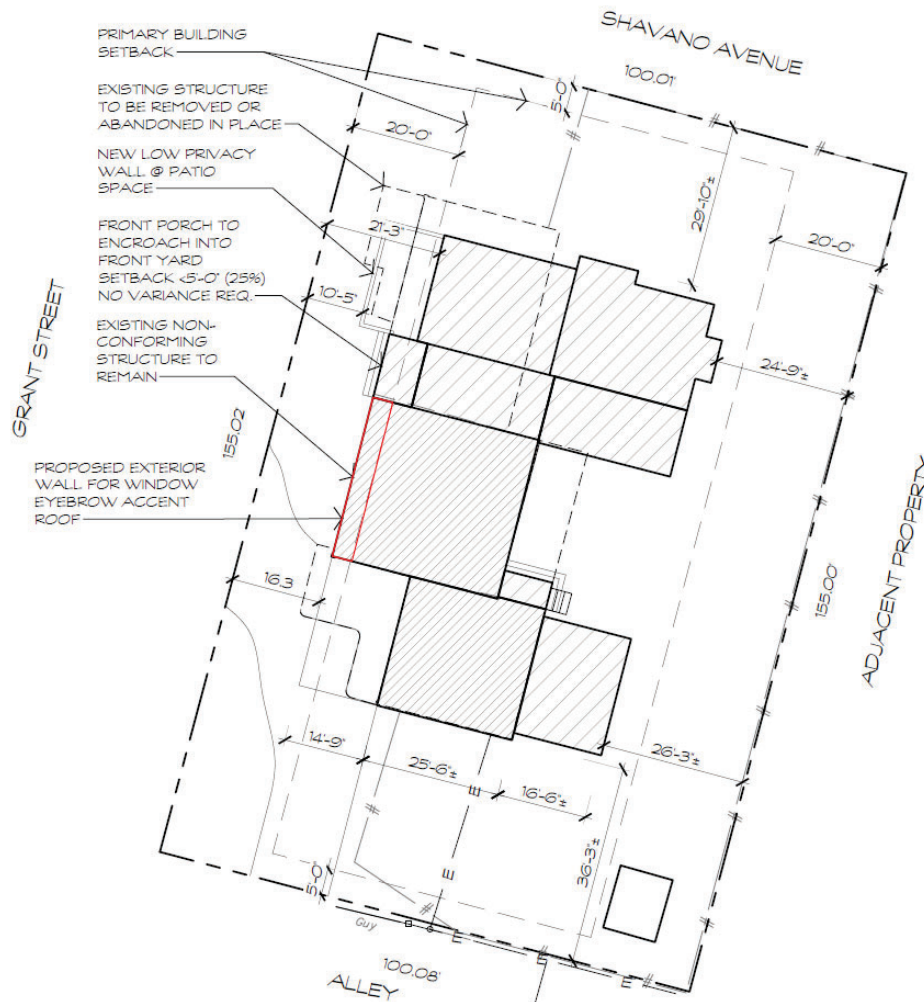
The Board of Adjustment holds a public hearing after fifteen days advance notice of the hearing. The public hearing shall be held, at which any person may appear or be represented by an agent or attorney. The Board, in approving the variance, may impose such restrictions and conditions on such approval, and the premises to be developed or used pursuant to such approval, as it determines are required to prevent or minimize adverse effects from the proposed variance on other land in the neighborhood and on the general health, safety and welfare of the City. All conditions imposed upon any variance shall be set forth in the granting of such variance. The Board may make a decision to approve, approve with conditions, deny, or remand the application back to the applicant for modification.

OBSERVATIONS:

1. The subject property is located in the Single-Family Residential (R-1) zone district.



2. All other dimensional standards of the property meet the requirements of the R-1 Zone district.
3. Applicant's reasoning for the request is to improve the solar/thermal efficiency of the building due to significant sun exposure.



REQUIRED SHOWING (Section 16-4-180(e)):

Variances from requirements of this Chapter shall be considered an extraordinary remedy. When considering, reviewing and deciding on whether to approve a variance application, the Board of Adjustment must find that all of the following criteria have been met:

- 1. Special circumstances exist such that strict application of the standards adopted in this Chapter would result in undue hardship or practical difficulties for the owner of such property. Special circumstances include, but are not limited to, exceptional or peculiar limitations to the dimension, shape or topography of the property, such as slope, standing or moving water, wetlands, floodplain, rock features, narrowness, shallowness or irregular shape of a lot.**

Applicant's response: *The property has an existing non-conforming structure which encroaches into the front yard setback. The structure encroaches approximately 3'-6" - 3'-8" into the setback. This exterior wall has a lot of sun exposure to the west, and the homeowners struggle with the sun and UV through these windows. The structure is a renovated garage and features a vaulted ceiling and is currently the kitchen space. This portion of the structure will remain as an existing non-conforming structure and will remain the kitchen and dining space. Using small eyebrow style roofs above a new window*

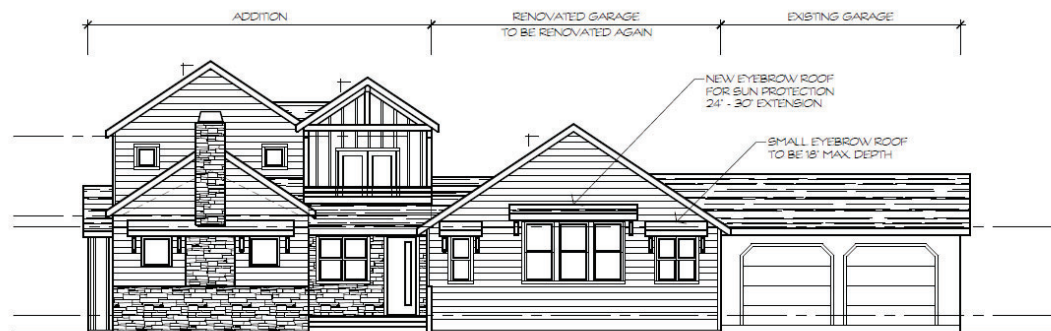
arrangement will provide the homeowners with protection from the sun and UV while also adding architectural interest to the existing renovated garage structure.

Staff Comments: The special circumstances exists for two reasons. First this is an existing non-conforming structure, and the requested variance does not significantly change the non-conformity. Second, this request will significantly improve building performance and help address the issue of sun exposure experienced by the buildings location/positioning.

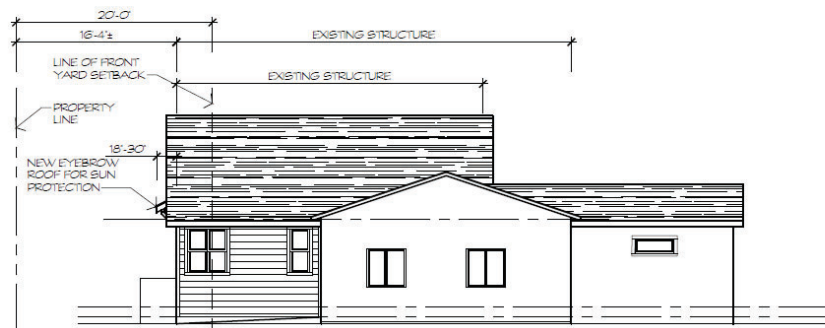
- 2. The requested variance would not create a substantial detriment to the public good and would not substantially impair the intent and purpose of this Chapter, this Code or the City's Comprehensive Plan.**

Applicant's response: *The property is currently encroaching into front yard setback for the entire length of the existing structure including the renovated garage, front porch and residence. The current homeowners bought the property, and with this proposed renovation, are removing the encroaching front porch and existing residence structure. All new construction will adhere to all zoning setbacks.*

Staff Comments: The impact created from this variance would have a substantial impact on public good and would not impair the intent of comprehensive plan.



1 WEST ELEVATION
1/2" = 1'-0"
RE: 141, 142



2 SOUTH ELEVATION
1/2" = 1'-0"
RE: 141, 142

- 3. The requested variance would not result in significantly adverse impacts to the natural environment or to the surrounding properties and neighborhoods.**

Applicant's response: *The existing structure was built as a garage with a vaulted ceiling. With the renovation of the garage to living space, large windows with upper windows were added. These windows do not have roof eaves or cover to limit the solar exposure.*

The homeowners have hired Sarah F. Whittington RA to design the renovation and improve the existing homes condition and curb appeal. The proposed design updates the window arrangement of the existing structure but will still suffer from sun exposure to the west. The eyebrow roofs are a functional design element which will provide reprieve for the occupants and interest in the existing structure.

The home is adjacent to the Salida Golf Course to the West which provides a low horizon as the sun sets.

Staff Comments: The proposed variance would not impact the neighbors or natural environment.

- 4. The granting of the request is the minimum variance necessary for reasonable use of the property or building and the least deviation required from the applicable zoning standard to afford relief.**

Applicant's response: *This property is unique in that the Salida Golf Course is across the street to the west. Without structures or large trees to block the sun, the windows facing this direction are subjected to very high sun exposure and a low horizon line. This variance request is to attach eyebrow roofs to the existing non-conforming wall which will help with the solar gain and UV exposure experienced. The granting of this variance is necessary to allow for a window arrangement that is complimentary to the new design while providing the homeowners with comfort in this portion of the house.*

Staff Comments: This is the minimum variance needed to achieve the solar performance necessary to address the sun exposure issues.

REVIEW AGENCY COMMENTS: Agency review was not required for this variance

REQUIRED ACTIONS BY THE BOARD:

1. The Board shall confirm that adequate notice was provided and a fee paid.
2. The Board shall conduct a public hearing.
3. The Board shall make findings that points 1 through 4 of the above section are met by the applicant.

RECOMMENDED FINDINGS:

1. That the variance request is in conformance with Section 16-4-180 (e), Required showing, because special circumstances exist, the variance will not create a substantial detriment, the variance will not result in significantly adverse impacts, granting of the variance request is the minimum variance necessary and is in keeping with the general purposes of the Code.

STAFF RECOMMENDATION:

Staff recommends the Board of Adjustment **APPROVE** the 311 Grant Street Variance request to receive a variance from the front set back of 30 feet to allow up to a 16'4" front setback to accommodate an eyebrow roof.

RECOMMENDED MOTION: "I make a motion to approve the 311 Grant Street Variance request as it meets all the review standards for a Zoning Variance.

BECAUSE THIS APPLICATION IS FOR A VARIANCE, THE SALIDA BOARD OF ADJUSTMENT SHALL MAKE THE FINAL DECISION ON THIS APPLICATION. THE DECISION OF THE BOARD OF ADJUSTMENT MAY BE APPEALED WITHIN 15 DAYS OF THE DECISION AS SET FORTH IN SECTION 16-2-70 OF THE LAND USE CODE.

Attachments: Application materials
Proof of Publication



ADMINISTRATIVE VARIANCE APPLICATION

448 East First Street, Suite 112
Salida, CO 81201
Phone: 719-530-2638 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: _____ 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: 16'-4"+/-
 - v. Proposed Setback: 16'-4"+/-
 - vi. Required Setback: 20'-0"
 - 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:** Sec. 16-4-180 - Zoning Variances

B. DEVELOPMENT PROCESS (City Code Section 16-4-180)

1. Pre-Application Conference. *Optional*.
2. Submit Application.
3. Administrative Review.
4. Letter to Applicant.



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 be accepted on 8½" x 11", 11" x 17" , 24"x 36" paper, or electronically.**
- ☒ 3. **Required Showing.** The applicant shall indicate the way the proposal meets the required showing as outlined in the application.
- ☒ 4. **Application Fee:** According to current adopted fee schedule

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.

See attached document.

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

See attached document.

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.

See attached document.

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.

See attached document.

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

See attached document.

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.

See attached document.

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.

See attached document.

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.

See attached document.

311 Grant Street

This variance request is for a variance to the front yard setback of a primary structure in the R2 zone. The existing structure encroaches into this setback by 3'-6" – 3'-8". This request is to allow for eyebrow roofs (architectural projections) on the encroaching wall to help with sun exposure into the kitchen of the home. The home will be renovated with new windows placed in the encroaching wall. The 18" to 30" deep eyebrow roofs will add interest to this façade, block the western sun, and provide additional comfort to the occupants.

1. The property has an existing non-conforming structure which encroaches into the front yard setback. The structure encroaches approximately 3'-6" - 3'-8" into the setback. This exterior wall has a lot of sun exposure to the west, and the homeowners struggle with the sun and UV through these windows. The structure is a renovated garage and features a vaulted ceiling and is currently the kitchen space. This portion of the structure will remain as an existing non-conforming structure and will remain the kitchen and dining space. Using small eyebrow style roofs above a new window arrangement will provide the homeowners with protection from the sun and UV while also adding architectural interest to the existing renovated garage structure.
2. The property is currently encroaching into front yard setback for the entire length of the existing structure including the renovated garage, front porch and residence. The current homeowners bought the property, and with this proposed renovation, are removing the encroaching front porch and existing residence structure. All new construction will adhere to all zoning setbacks.
3. The existing structure was built as a garage with a vaulted ceiling. With the renovation of the garage to living space, large windows with upper windows were added. These windows do not have roof eaves or cover to limit the solar exposure.

The homeowners have hired Sarah F. Whittington RA to design the renovation and improve the existing homes condition and curb appeal. The proposed design updates the window arrangement of the existing structure but will still suffer from sun exposure to the west. The eyebrow roofs are a functional design element which will provide reprieve for the occupants and interest in the existing structure.

The home is adjacent to the Salida Golf Course to the West which provides a low horizon as the sun sets.

4. This property is unique in that the Salida Golf Course is across the street to the west. Without structures or large trees to block the sun, the windows facing this direction are subjected to very high sun exposure and a low horizon line.

This variance request is to attach eyebrow roofs to the existing non-conforming wall which will help with the solar gain and UV exposure experienced. The granting of this variance is necessary to allow for a window arrangement that is complimentary to the new design while providing the homeowners with comfort in this portion of the house.

5. The proposed eyebrow style roofs are attached to the wall structure and will not have any structure to the ground themselves. Because of the intensity of the sun throughout the year, the roofs will be designed to be effective as possible. The roofs will extend from the structure to a minimum of 18" and a maximum of 30" to allow for shading. This variance will not increase the non-conformity of the wall; however, it will allow for greater design options in the renovated space.
6. The granting of this variance will not be injurious to the neighborhood because of the peculiarities of this lot. The renovation that is proposed to the residential structure will remove a large portion of the non-conforming structure, which was granted, by variance, in the past. The renovation will modernize the home which is a high-profile property on a busy local street.
7. This variance is consistent with the general purposes and intent of the City's Land Use Code in promoting the health, safety, quality of life, convenience, order, prosperity and welfare of the present and future inhabitants of the city.

The granting of this variance will improve an existing property by removing an existing non-conforming structure, improve the homeowners health and quality of life in their home and allow for greater design flexibility to improve the existing streetscape.

8. NA



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-539-4555 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"/> Appeal Application (Interpretation) | <input type="checkbox"/> Limited Impact Review:
(Type)_____ |
| <input type="checkbox"/> Certificate of Approval | |
| <input type="checkbox"/> Creative Sign Permit | <input type="checkbox"/> Major Impact Review:
(Type)_____ |
| <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 checked="" type="checkbox"/> Other: <u>Variance Application</u> |
| <input type="checkbox"/> Conditional Use | |

2. GENERAL DATA (To be completed by the applicant)

A. Applicant Information

Name of Applicant: Bryan & Cathy MacDonald

Mailing Address: 309 Grant Street, Salida, CO 81201

Telephone Number: 608-212-0412 FAX: _____

Email Address: brychrismac55@yahoo.com, cathyandbrymac@yahoo.com

Power of Attorney/ Authorized Representative: _____
(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: The MacDonald Addition & Renovation

Street Address: 311 Grant Street

Legal Description: Lot 16&18 Block 207 Subdivision Eddy Bros (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 _____ Date _____

Signature of property owner Bryan MacDonald Date 11-11-2024

Chaffee County, CO

Summary

Parcel Number	368132318109
Account Number	R368132318109
Property Address	311 GRANT ST SALIDA, CO
Brief Tax Description	LOTS 16 & 18 BLK 207 EDDY BROS ADD SALIDA REC 470794 (Note: Not to be used on legal documents)
Class	Residential
Subdivision	Eddy Brothers Addition
Neighborhood	704
Tax District	District 07
Millage Rate	43.576
Acres	0.34



Owner Name & Mailing Address

Disclaimer: Mailing address is used for Chaffee County ad-valorem taxation purposes.

[Macdonald Bryan C](#)
[Macdonald Cathy E](#)
7115 Hubbard Ave
Middleton, WI 53562

Buildings

Occupancy	Single Family Residential
Built As	Ranch 1 Story
Square Feet	1880
Year Built	1965
Adjusted Year Built	1990
HVAC	Forced Air
Building Condition	Good
Building Quality	Fair Plus
Interior	Drywall
Stories	1
Roof Type	Gable
Roof Cover	Composition Shingle
Foundation	24 Concrete
Tot # of Rooms	6
Bed Rooms	2
Baths	2
Total Basement Area	0
ExteriorWall	Frame Stucco

Type	Description	Units or Square Footage
Porch	Open Slab	90
Porch	Cvrd Wood Deck	154
Porch	Open Slab	270
Garage	Attached	600
Basement	Finished	794
Basement	Bsmnt Conc 8 ft	950

Land

Description	Acres	Square Footage
Residential Land	0.34	15 000.00

Valuation

Land Value	2024	2023	2022	2021
Building Value	\$328,697	\$328,697	\$205,051	\$205,051
Total Value	\$438,490	\$438,490	\$426,882	\$426,882
Assessed Land Value	\$767,187	\$767,187	\$631,933	\$631,933
Assessed Building Value	\$22,020	\$22,020	\$14,250	\$12,340
Total Assessed Value	\$25,690	\$25,690	\$29,670	\$25,690
Estimated Total Taxes	\$47,710	\$47,710	\$43,920	\$38,030
	\$2,079.01	\$2,079.01	\$2,094.63	\$1,767.71

Appeals

Would you like to submit a petition to the Board of Review for the assessment of this property? [Click Here for more information.](#)

Petition to Board of Review

Recent Sales

Sale date range:

From: 11/11/2019

To: 11/11/2024

Sales by Neighborhood

Sales by Subdivision

Distance: 1500

Feet

Sales by Distance

Sales

Sale Date	Sale Price	Instrument	Reception Number	Vacant or Improved	Grantor	Grantee
05/24/2021	\$430,000	Warranty Deed for Joint Tenants	470794	Improved	SKINNER RHONDA S	MACDONALD BRYAN C, MACDONALD CATHY E
09/18/1985	\$77,500	Warranty Deed for Joint Tenants	235954	Improved	QUEEN BRYAN LEE	SKINNER LOREN C & MARJORIE S

Photos



First Floor
1880.00 sf

Open Slab
270.00 sf

One
(New 2006)

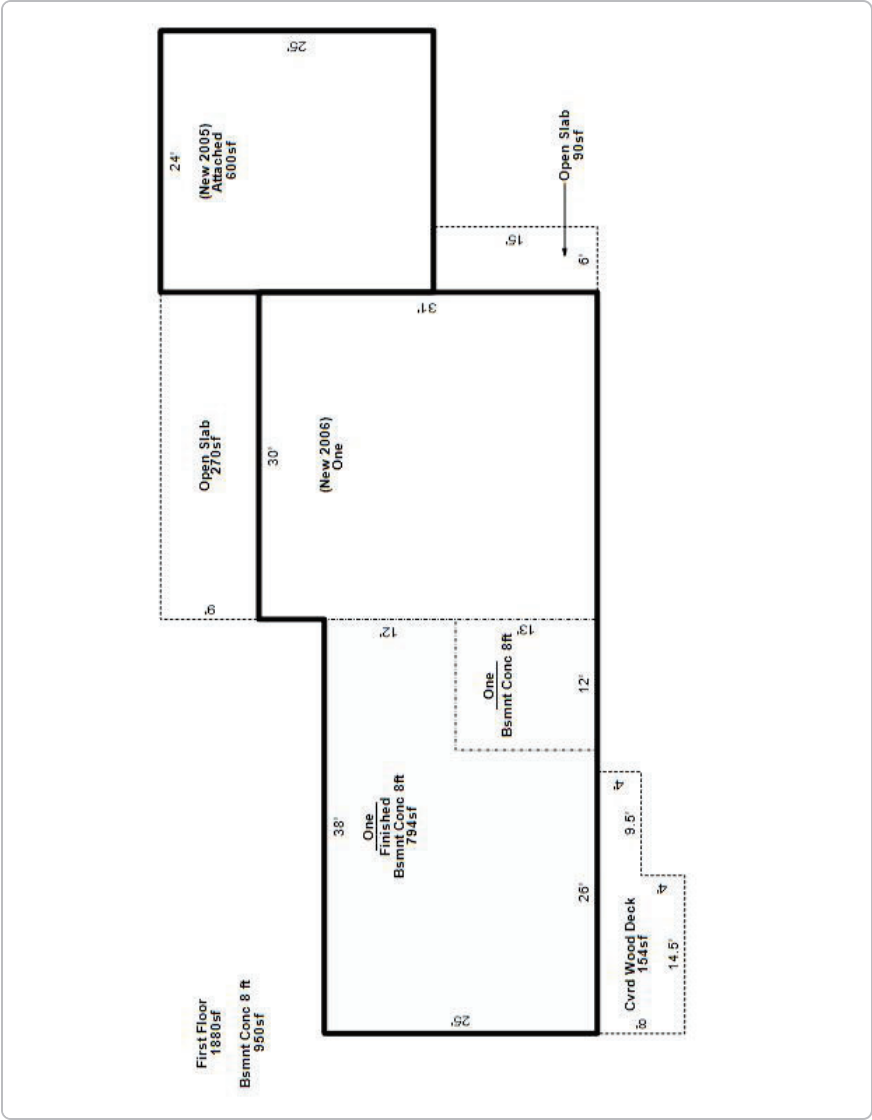
One
950.0 sf
Finished
794.00 sf

One
Bmnt
156.0 sf

Curt Wood Deck
154.00 sf

New 2005
Attached
600.00 sf

Open Slab
50.00 sf



Comp Report Generator (Residential)

Start Comp Search

No data available for the following modules: Related Accounts, Comp Report Generator (Commercial), Comp Report Generator (Vacant Land).



























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Contact Us



Chaffee County, CO

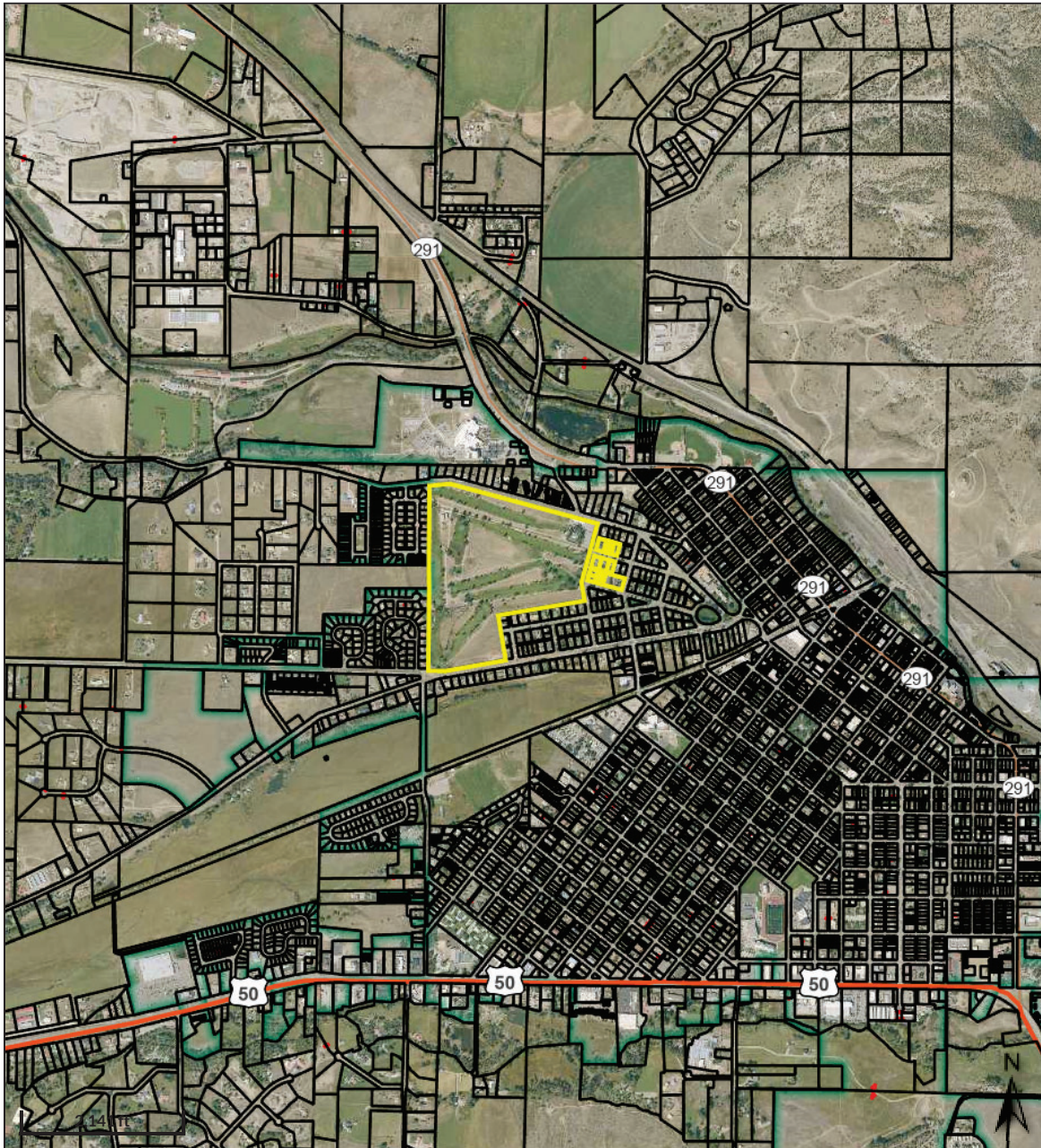
[Click to Show Property Photos](#)

Parcel Number ↕	ParcelID ↕	Owner ↕	Property Address ↕	Legal Description ↕	Map
 R368131400027	368131400027	 SALIDA CITY OF	404 GRANT ST	ALL OF BLKS 209 AND 210 LOTS 2 4 6 8 10 12 14 16 BLK 211 LOTS 2 4 6 8 10 12 14 16 18 BLK 214 ALL	Map
 R368132318109	368132318109	 MACDONALD BRYAN C MACDONALD CATHY E	311 GRANT ST	LOTS 16 & 18 BLK 207 EDDY BROS ADD SALIDA REC 470794	Map
 R368132318219	368132318219	 LEDDINGTON STEPHANIE SUZANNE	325 SHAVANO AVE UNIT 1 325 SHAVANO AVE UNIT 2	W'LY 25 FT LOT 8 ALL LOT 10 BLK 207 EDDY BROS ADD SALIDA REC 331561 402763 417971	Map
 R368132318220	368132318220	 BUCKI ROBERT JOHN	335 SHAVANO AVE	LOTS 12 & 14 BLK 207 EDDY BROS ADD SALIDA REC 488414	Map
 R368132318287	368132318287	 ELMORE JAMES G ELMORE JANE M	302 W PARK AVE	LOTS 1 3 5 7 9 BLK 207 EDDY BROS ADD SALIDA B549 P269 REC 316035	Map
 R368132318315	368132318315	 ELLIOTT ROBERT G ELLIOTT MARY ANN	301 GRANT ST	LOT 15R PARK AVENUE SUB EXEMPTION PLAT 387237 SAL244 REC 395465	Map
 R368132318316	368132318316	 MACDONALD BRYAN C MACDONALD CATHY E	309 GRANT ST	LOT 17R PARK AVENUE SUB EXEMPTION PLAT 387237 SAL344 REC 443294	Map
 R368132318321	368132318321	 LALLY BRYAN R BARCLAY PAULA SUE REV TRUST	322 W PARK AVE	LOT 11 BLK 207 EDDY BROS ADD SALIDA REC 413874	Map
 R368132318322	368132318322	 BLONDEAU JEFFREY S BLONDEAU DEBORAH	334 W PARK AVE	LOT 13 BLK 207 EDDY BROS ADD SALIDA REC 429568	Map
 R368132319096	368132319096	 HERRICK STARE RANDALL HERRICK STARE JEANNE E	350 SHAVANO AVE	LOTS 15 & 17 BLK 208 EDDY BROS ADD SALIDA REC 412853	Map
 R368132319097	368132319097	 WHITTEN ELISHA BETH	348 SHAVANO AVE	LOT 13 BLK 208 EDDY BROS ADD SALIDA REC 455969	Map
 R368132319325	368132319325	 PIERCE SUZANNE J LIVING TRUST 50 INT CHIMENTI DANETTE REVOCABLE TRUST 50 INT	338 SHAVANO AVE	LOT 11 BLK 208 EDDY BROS ADD SALIDA REC 455616	Map
 R368132319326	368132319326	 STURGIS MAXWELL H FAMILY TRUST THE	330 SHAVANO AVE	W1/2 LOT 7 ALL LOT 9 BLK 208 EDDY BROS ADD SALIDA REC 493458	Map

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Overview

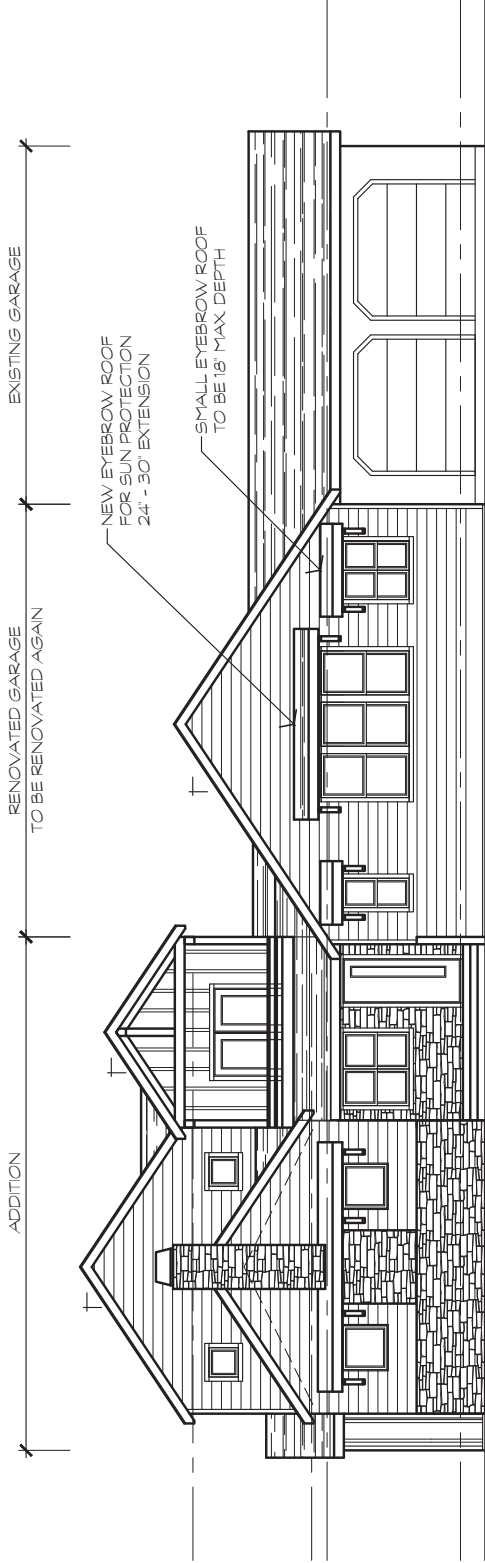


Legend

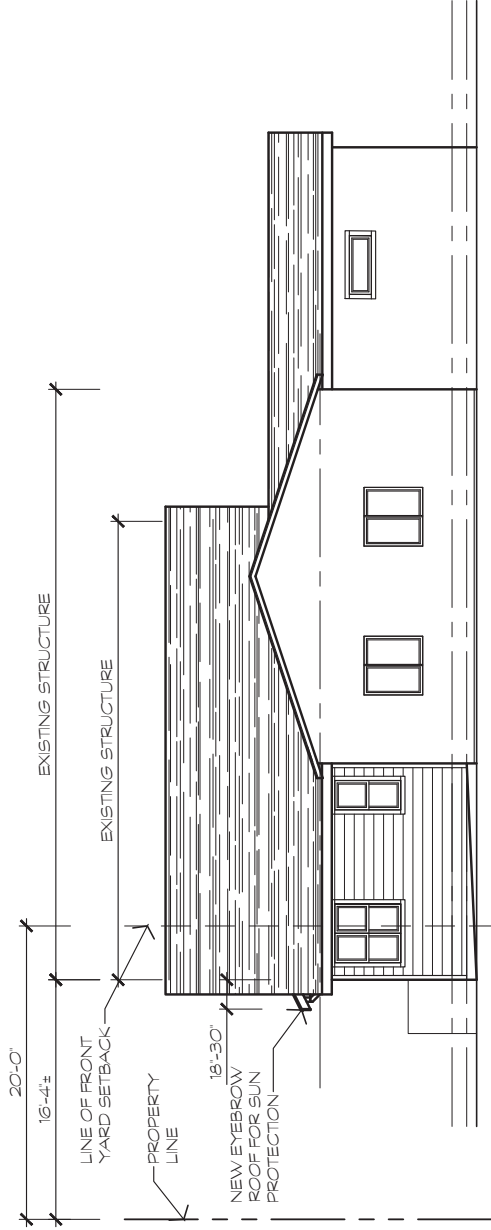
-  Parcels
-  Parcel Joins
-  Roads

Date created: 11/11/2024
Last Data Uploaded: 11/8/2024 10:23:24 PM

Developed by  **SCHNEIDER**
GEOSPATIAL



1 WEST ELEVATION
1/2" = 1'-0"
RE: 1A1, 1A2



2 SOUTH ELEVATION
1/2" = 1'-0"
RE: 1A1, 1A2

DATE: 11/11/2024



the MacDonald
Renovation & Addition
311 Grant Street
Saltida, CO 81201

X1

JOB # 24001.82

LEGEND

- NEW STRUCTURES
- EXISTING STRUCTURES
- EXISTING NON-CONFORMING STRUCTURES

Lot & Zoning

Zoning: Single Family Residential R-1

Lot Area: 15,500 sq.ft.

Density: 1 per 3,750 sq.ft.

Allowed: 4 Units Allowed

Existing: 1 Residence

Lot Coverage Structures: 35% = 5,250 sq.ft. max.

Allowed: 3,721 sq.ft.

Proposed Residence: 117

Shed: 3,838 sq.ft. = 25.6%

Total: 3,838 sq.ft. = 25.6%

Lot Coverage Uncovered Parking: 10% = 1,500 sq.ft. max.

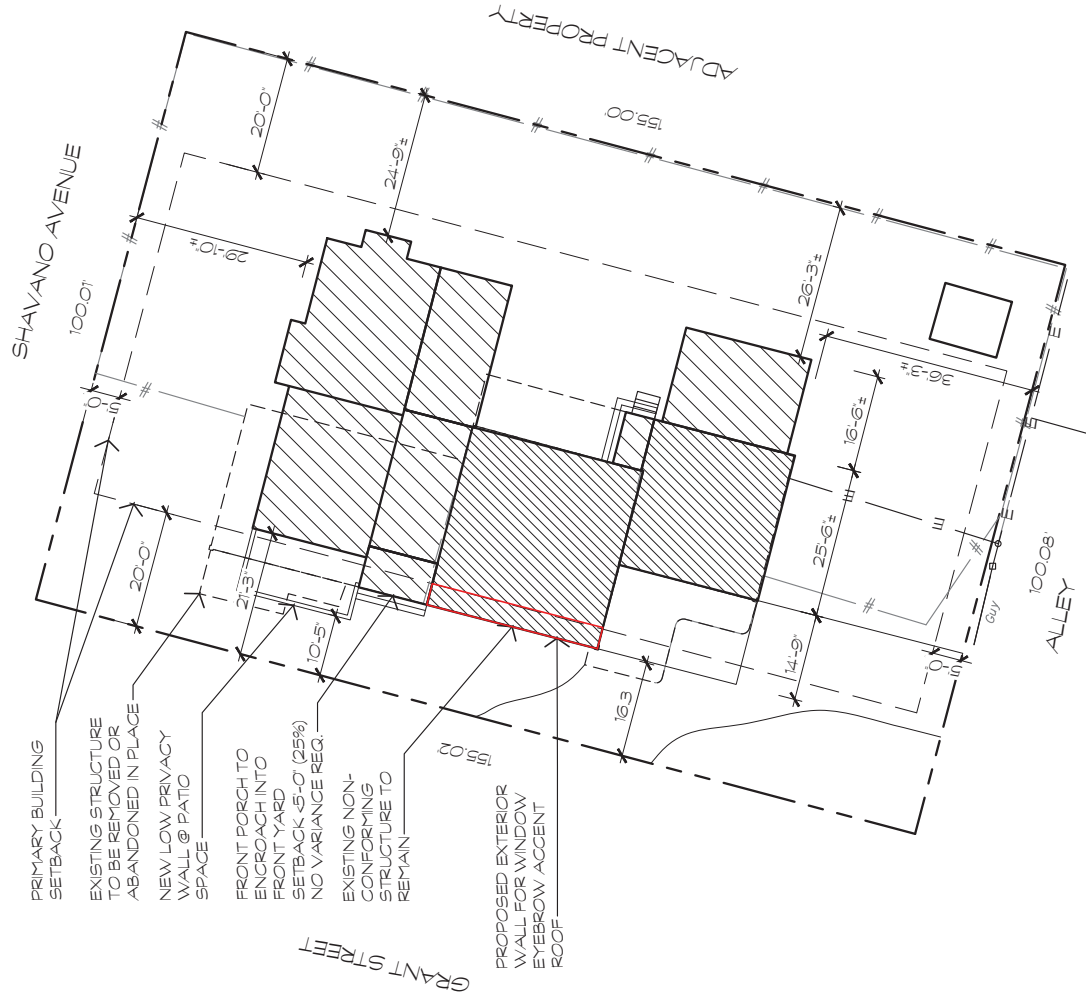
Allowed: 1,450± sq.ft.

Proposed: 55% = 8,250 sq.ft. min.

Required: 9,000 sq.ft.± > 8,250 sq.ft.

Proposed: 1 / 800 sq.ft.

Tree Requirement: 8,250 sq.ft. / 800 = 10 Trees required



1 SITE PLAN DIAGRAM
1" = 20'-0"
SEE LEGAL DESCRIPTION

X2

JOB # 24001.82

DATE: 11/11/2024



the MacDonald
Renovation & Addition
311 Grant Street
Salida, CO 81201

DATE: 11/11/2024



the MacDonald
Renovation & Addition

X3

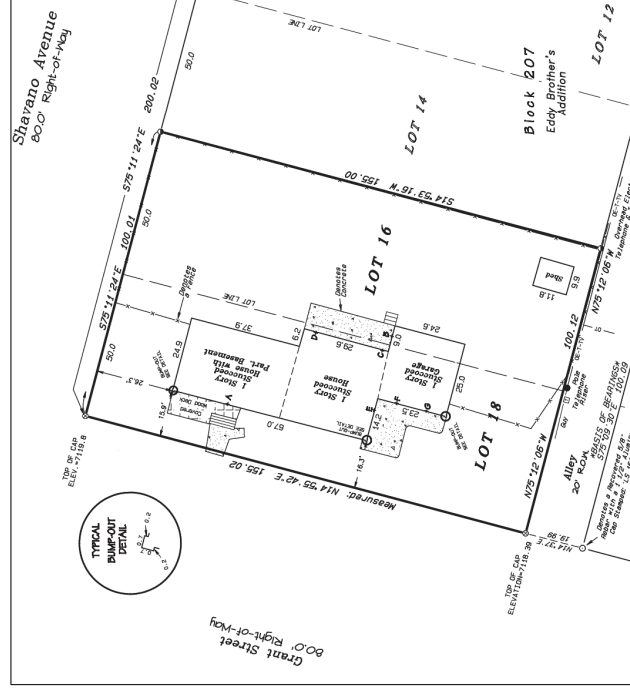
JOB # 24001.82



1 PHOTO WEST ELEVATION N.T.S.



2^{N.T.S.} VIEW TO WEST



3 PROPERTY SURVEY
T = 10-0'
SURVEY DATED 4-2-2024

**PUBLIC NOTICE
NOTICE OF A PUBLIC HEARING BEFORE
THE PLANNING COMMISSION FOR THE
CITY OF SALIDA CONCERNING A VARI-
ANCE APPLICATION**

**TO ALL MEMBERS OF THE PUBLIC
AND INTERESTED PERSONS: PLEASE
TAKE NOTICE** that on Tuesday, Decem-
ber 10, 2024 at or about the hour of 6:00
p.m., a public hearing will be conducted by
the City of Salida Planning Commission at
City Council Chambers, 448 E. 1st Street,
Salida, Colorado and online at the follow-
ing link: [https://attendee.gotowebinar.com/
rt/1909092342220683277](https://attendee.gotowebinar.com/rt/1909092342220683277)

The hearing regarding a Variance applica-
tion submitted by Bryan and Cathy McDon-
ald for approval of a variance from the front
yard setback standard by expanding an
existing non-conforming structure. The prop-
erty is located at 311 Grant Street, Salida,
CO 81201.

Interested individuals are encouraged to
attend the public hearing or make com-
ments during the public hearing via
GoToWebinar at the above link.

Approval of the variance application shall
constitute authorization to proceed with
approval of the building permit for the pro-
posed construction. Further information on
the application may be obtained from the
Community Development Department by
calling (719) 530-2638.

*Please note that it is inappropriate to per-
sonally contact individual City Councilors
or Planning Commissioners, outside of
the public hearing, while an application is
pending. Such contact is considered ex
parte communication and will have to be
disclosed as part of the public hearings on
the matter. If you have any questions/com-
ments, you should email or write a letter to
staff, or present your concerns at the public
meeting via the above GoToWebinar link
so your comments can be made part of the
record.

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