



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

Mailing Address: 649 W 2nd St Unit 2

Telephone Number: 303-229-8317 FAX: _____

Email Address: asmedly07@gmail.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: _____

Street Address: 649 W 2nd St, Salida CO

Legal Description: Lot X Block _____ Subdivision _____ (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: 10/24/2022

Signature of property owner: [Signature] Date: 10/23/2022



VARIANCE APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-530-2626 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: **1 per lot**
Total Spaces Proposed: **1 and 0** 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 **changing from Accessory to Principal.**
- iv. Current Setback: **17ft +/-**
- v. Proposed Setback: **17ft +/-** **proposed setback is from back of ADU to property line/fence.**
- vi. Required Setback: **20 ft**

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 **changing from Accessory to Principal.**
- iv. Current Setback: **4ft +/-**
- v. Proposed Setback: **5.5ft 4ft +/-** **Proposed setback is from front ADU to property line/fence**
- vi. Required Setback: **20 ft**

6. Variance from Land Use Code Section: section 16-4-200

-Requesting minimum lot size variance. Required is 5,625. Proposed for ADU (to become primary dwelling): 2,750
Proposed for current primary dwelling: 4,750.

-Requesting variance for parking spot for existing primary structure. Consideration for this variance includes adequate street parking that already exists on both L St and 2nd St, as well as additional parking that could be created if future owners wished to create an addition. There is adequate space to create this parking within backyard space of current primary dwelling.

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.

This variance allows for a pathway to home ownership for this applicant.

This property is unique in that it faces the street, and that peculiarity allows for me to be a permanent resident of the community without disturbance to the neighborhood. The ADU structure is pre-existing, so this allows the property to become a primary dwelling space with no structural additions.

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

The infrastructure is pre-existing, this property could create the ability for home-ownership on existing town infrastructure.

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.

Strict application of the provisions of this land use code deprives the ability to use the land for affordable home ownership.

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 is necessary to provide the opportunity for affordable, stable, home ownership. I could not live in Salida long-term if this opportunity was not considered. My relationship with my landlord Judy Brown is such that she is supportive in my endeavor to find permanent housing by utilizing this existing structure. In this way, I can continue to contribute to the community as a nurse, and as a primary resident. It is my landlord's right to split her lot as she wishes, and I am deeply grateful she is willing to pursue this request with me.

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

- The amount of land that will be a primary dwelling is a perfect amount to make use of existing infrastructure.
- The dwelling does not require any use of the alleyway/additional traffic

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.

- No alleyway use required by resident of new primary dwelling (current ADU)
- Infrastructure is pre-existing

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.

- This aligns with the Salida Comprehensive plan
- Chaffee Housing needs assessment-this variance creates homeownership, prevents sprawl, and spreads out cost for neighbors.

649 West Second Street

Site Plan of existing home and existing ADU

