



# BOARD OF ADJUSTMENT REGULAR MEETING

City Council Chambers, 448 E. 1st Street, Salida, CO  
February 28, 2022 - 6:00 PM

## AGENDA

Email public comments to: [publiccomment@cityofsalida.com](mailto:publiccomment@cityofsalida.com)

Please register for the Board of Adjustment meeting: <https://attendee.gotowebinar.com/rt/1909092342220683277>

### CALL TO ORDER BY CHAIRMAN

### ROLL CALL

### APPROVAL OF THE MINUTES

1. January 24, 2022 - Draft Minutes

### UNSCHEDULED CITIZENS

### AMENDMENT(S) TO AGENDA

### 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 %.

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 **Van Wyck Variance Request-200 Wood Avenue - APPLICATION WITHDRAWN**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

\*\*An alternate can only vote on, or make a motion on an agenda item if they are designated as a voting member at the beginning of an agenda item. If there is a vacant seat or a conflict of interest, the Chairman shall designate the alternate that will vote on the matter. If a Voting member shows up late to a meeting, they cannot vote on the agenda item if the alternate has been designated.

*Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph. 719-530-2630 at least 48 hours in advance.*