



BOARD OF ADJUSTMENT REGULAR MEETING

City Council Chambers, 448 E. 1st Street, Salida, CO
December 12, 2023 - 6:00 PM

AGENDA

Email public comments to: planning@cityofsalida.com

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

IMMEDIATELY FOLLOWING PLANNING COMMISSION MEETING

CALL TO ORDER BY CHAIRMAN

ROLL CALL

APPROVAL OF THE MINUTES

1. August 28, 2023 - 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. **Meredith Variance - 148 River Ridge** - The applicant's, Shane and Taline Meredith, are requesting approval to receive a variance from the minimum setback of twenty (20) feet required for the rear yard setback of the primary structure. The applicants are requesting a minimum allowed rear yard setback of 14' to build a single-family residence at 148 River Ridge Lane

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.



BOARD OF ADJUSTMENT REGULAR MEETING

City Council Chambers, 448 E. 1st Street, Salida, CO
August 28, 2023 - 6:00 PM

MINUTES

Email public comments to: planning@cityofsalida.com

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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 Brian Colby
Alternate Board Member Dan Bush

ABSENT

Board Member Michelle Walker
Board Member Aaron Derwingson

APPROVAL OF THE MINUTES

1. July 24, 2023 - Draft Minutes

Motion to approve the minutes made by Board Member Co-Chair Bomer, Seconded by Alternate Board Member Bush.

Voting Yea: Board Member Chairman Follet, Board Member Co-Chair Bomer, Board Member Kriebel, Board Member Dockery, Board Member Colby, 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. **Barnes Variance - 326 E. Eighth Street** - The request was to receive a variance from the minimum setback of twenty (20) feet required for the rear yard setback of the primary structure. The applicant was requesting a minimum allowed rear yard setback of 7' to build a covered patio/deck on the existing non-conforming primary structure located at 326 E. Eighth Street.

- A. Open Public hearing – 6:01pm
- B. Proof of Publication –
- C. Staff Review– Planner Jefferson reviewed the variance.

- D. Applicant's Presentation- Applicants, Peggy and Rodney Barnes, were present and spoke on the application.
- E. Public Input – NA
- F. Close Public Hearing – 6:11pm
- G. Board Discussion –
- H. Board Decision -

Motion to approve the variance was made by Board Member Dockery, Seconded by Board Member Kriebel.

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

THE MOTION PASSED.

- 3. **Burns and JHW Partnership - 105 Park Ave.** -The applicants, Justin Burns and JHW Partnership Limited, requested approval to receive a variances from the front setback in the R-2 zone district.

- A. Open Public hearing – 6:17pm
- B. Proof of Publication –
- C. Staff Review– Planner Dunleavy reviewed the request.
- D. Applicant's Presentation- Applicant, Justin Burns, was present online and spoke on the variance request.
- E. Public Input –
- F. Close Public Hearing – 6:35pm
- G. Board Discussion –
- H. Board Decision -

Motion to approve the variance on the condition that Excel Energy provide a letter saying they cannot or will not move the guy wire made by Board Member Dockery, Seconded by Board Member Colby.

Voting Yea: Board Member Chairman Follet, Board Member Kriebel, Board Member Dockery, Board Member Colby

Voting Nay: Board Member Co-Chair Bomer, Alternate Board Member Bush

THE MOTION PASSED.

UPDATES- Community Development Director, Almquist, updated the Board of Adjustment Commission.

BOARD COMMENTS

ADJOURN With no further business to come before the Board, the meeting adjourned at 7:21pm.



BOARD OF ADJUSTMENT STAFF REPORT

MEETING DATE: December 12, 2023
AGENDA ITEM TITLE: Meredith Variance Application -148 River Ridge Lane
AGENDA SECTION: Public Hearing

REQUEST: The request is to receive a variance from the minimum setback of twenty (20) feet required for the rear yard setback of the primary structure. The applicants are requesting a minimum allowed rear yard setback of 14' to build a single-family residence at 148 River Ridge Lane.

APPLICANT: The applicants are property owners Shane and Taline Meredith, 6027 Cumbre Vista Way, Colorado Springs, CO 80924.

LOCATION:

The subject property is legally known as Lot 38, River Ridge Subdivision, City of Salida, Chaffee County, Colorado. This property is also known as 148 River Ridge Lane.

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 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 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 within the High Density Residential (R-3) zone district and the Manufactured Housing Residential (R-4). Surrounding properties are also within the (R-3) and (R-4) zone districts.
2. The purpose of the High-Density Residential (R-3) zone district is to provide for relatively high-density duplex and multi-family residential areas, including primarily triplex, townhouse and apartment uses. Complementary land uses may also include such supporting land uses as parks, schools, churches, home occupations or day care, amongst other uses.
3. The purpose of the Manufactured Housing Residential (R-4) zone district is to provide for relatively high density manufactured housing, mobile home residences and mobile home parks. Complementary land uses may also include such supporting land uses as parks, schools, churches, home occupations or day care, amongst other uses.
 - According to Section 4.2.3 of the River Ridge declaration of covenants, conditions, restrictions and easements - No mobile home, portable home, or modular home shall be permitted to be placed on any Lot.
4. This is a vacant lot and the applicants have submitted and received administrative review approval to construct multiple principal structures. Currently, due to financial constraints, the applicants are unable construct the second residential unit as approved.



5. In order to build the residence as architecturally drawn the applicants are requesting a variance from the required 20' rear setback. The request is to be allowed a 14' rear setback to construct the single-family residence.
6. The proposed footprint of the single-family residence is 1,544 square feet. As proposed, all remaining dimensional standards of the R-3 zone district will be met.
7. The applicants have requested approval to subdivide the lot to be able to build their single-family residence now and build the second residence or an ADU at a later date. If the subdivision is approved, creating two lots is somewhat of a guarantee that at least two residential units will be built on the parcel.

MEREDITH MINOR SUBDIVISION
OF LOT 38, RIVER RIDGE
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

RIVER RIDGE LAKE

PROJECT SITE

VICINITY MAP
NOT TO SCALE

N
W
E
S

SCALE
1" = 10'

LEGEND

GENERAL NOTES

DATA OWNED ADDRESS AND UTILITY REQUIREMENT

1,544 sq ft

LOT 38A
AREA
1,544 sq ft

LOT 38B
AREA
3054 sq ft

FREE LANE

CERTIFICATE OF DEDICATION AND OWNERSHIP

ACKNOWLEDGMENT OF LIEN HOLDER

CERTIFICATION OF TITLE

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.
 - The applicants purchased the vacant lot in 2021 with the understanding that they could build either a single-family residence or multi-family residence.
 - The intent of the R-3 zone district is for relatively high-density duplex and multi-family residential areas, including primarily triplex, townhouse and apartment uses.
 - Staff made the interpretation to require more than one residential unit on lots with 7,500 square feet or more within the R-3 zone district. The interpretation meets the intent of the High-Density Residential (R-3) zone district.
 - Single-family residential in the R-3 zone district requires administrative review approval and if the subdivision is approved, staff supports a single-family residence with the size of the lot reduced to 5,196.
 - The financial burden of building the two multiple principal structures in the current market is the special circumstance. The applicants are committed to building the second residence when financially feasible.
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.
 - Setbacks help provide open space and to address basic safety issues: distances between buildings decrease the potential damage in case of a fire, provide the room necessary for a homeowner to maintain his/her buildings on his/her own property and provide for solar access and ventilation.
 - With the proposed 14' rear setback there would still be adequate space which the owner can use for maintenance of the structure. The proposed rear setback would not create a substantial detriment to the public good.

3. The requested variance would not result in significantly adverse impacts to the natural environment or to the surrounding properties and neighborhoods.
 - No comments were received from neighboring properties. There should not be any adverse impacts to the surrounding properties.
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.
 - The applicants are requesting approval of the variance to be able to build their single-family residence now at the current configuration as shown on the site plan. They are committed to building the second residence or an ADU at a later date when financially feasible. The applicants feel that this request is the minimum necessary to construct their single-family residence as architecturally drawn which cannot be achieved without the granting of 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 Meredith Variance request to receive a variance from the minimum rear yard setback of twenty (20) feet required for a primary structure at 148 River Ridge Lane. The applicant is requesting a minimum allowed rear yard setback of fourteen (14) feet to construct a single-family residence on the vacant lot, subject to the conditions listed below:

RECOMMENDED MOTION: “I make a motion to approve the Meredith 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: Proof of Publication
Application materials
Site Plan
Administrative review application and approval for multiple principal structures

**PUBLIC NOTICE
NOTICE OF A PUBLIC HEARING DATE
BEFORE THE BOARD OF ADJUSTMENT
FOR THE CITY OF SALIDA CONCERNING
A VARIANCE APPLICATION**

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE: that on December 12, 2023 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Board of Adjustment at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado and online at the following link: <https://attendee.gotowebinar.com/rt/1909092342220683277>

The applicants, Shane and Taline Meredith, are requesting approval for a variance on their property located at 148 River Ridge Lane, legally known as Lot 38, River Ridge Subdivision, City of Salida, Chaffee County, Colorado.

The purpose of the request is to receive a variance from the minimum setback of twenty (20) feet required for the rear yard setback of the primary structure. The applicants are requesting a minimum allowed rear yard setback of 14' for the construction of a single-family residence.

Interested persons are encouraged to attend the public hearing. Further information on the application may be obtained from the Community Development Department at (719) 530-2626.

*Please note that it is inappropriate to personally 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/comments, 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.

Published in The Mountain Mail November 24, 2023



January 03, 2023

Taline & Shane Meredith
6027 Cumbre Vista Way
Colorado Springs, CO 80924

RE: Administrative Review Decision 148 River Ridge Lane – Multiple Principal Residential Structures

Dear Taline & Shane,

The intent of this letter is to notify you of the administrative review decision regarding the proposed multiple principal residential structures located at 148 River Ridge Lane (Lot 38 River Ridge Subdivision) in the High Density Residential (R-3) zone district. After reviewing your application, all necessary materials have been submitted for this to be a complete application. In accordance with Table 16-D Schedule of Uses, this proposed creation of multiple principal residential structures is considered an Administrative Review and subject to the review standards at Sec. 16-4-190(b), as described below:

Scale. The entire site, including all proposed structures, shall be of a scale that is compatible with the surrounding and nearby properties. *Scale* shall mean the proportional relationship of the principal buildings to each other and to the neighborhood, including but not limited to height, mass, setbacks and orientation.

- The proposed new two-story, principal structures will be of similar height to the surrounding neighbors. The proposed footprint of the new buildings will cover approximately 1906sf while the second building on the same lot will cover approximately 792sf. The setbacks of the neighboring buildings will essentially be the same. Furthermore, the pitch of the two new building's roofs will be similar to those of other houses in the neighborhood. Overall, the scale of the site will be compatible with surrounding properties. This standard is met.

Parking and Access. Required parking shall be provided on the site for all buildings and uses on the site. Access should be consolidated to reduce curb cuts and shall be provided through alleys where available.

- The site plan indicates that there will be a two-car garage with alley access attached to one of the principal structures. The site plan also shows additional off-street parking within the 20' rear setback with access from the alley. This standard is met.

Provision of Adequate Services. Each principal structure shall have its own municipal services, including water and sewer, in accordance with Chapter 13, Municipal Utilities, of this Code.

- Staff notes that adequate water and wastewater services are available to the site. There is currently wastewater services on both the front and rear of the property. Access to water services will be from the lot frontage along River Ridge Lane. Each principal structure shall have its own separate water and wastewater connection.

The application demonstrates that the proposed multiple principal residential structures can or do meet the above review standards and therefore the administrator has APPROVED your application, with the following conditions:

1. All new exterior lighting must be fully shielded per the requirements of Section 16-8-100 of the Salida Municipal Code.
2. The applicant shall apply for a building permit as required by the Chaffee County Building Department and City of Salida.
3. The minimum landscape requirement is 30% in the High Density Residential (R-3) zone district. The size the lot is 8,851 square feet and the minimum landscape requirement is 2,655 square feet and requires three (3) trees on the lot that meet Section 16-8-90; existing trees will count towards this requirement.
4. Each principal structure shall have its own separate water and wastewater connection.

Please do not hesitate to contact me regarding any of these conditions: (719) 530-2638 or franco.palumbo@cityofsalida.com.

Sincerely,



Franco Palumbo
Planning Technician

cc. Michael Wenham



**ADMINISTRATIVE REVIEW &
ADMINISTRATIVE CONDITIONAL USE
APPLICATION FORM**

448 East First Street, Suite 112
Salida, CO 81201
Phone: 719-530-2626 Fax: 719-539-5271
Email: planning@cityofsalida.com

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

A. Applicant Information

Name of Applicant: Taline and Shane Meredith

Mailing Address: 6027 Cumbre Vista Way, Colorado Springs, CO 80924

Telephone Number: (719) 216-6232 Email Address: Taline.Meredith@summitbhc.com

B. Code Information

Code Section Requesting Administrative Approval From: 6-4-90 / 16-4-70 / Table 16-D

C. Site Data

Street Address: 148 River Ridge Lane

Zone District: R-3 / R-4 Overlay District: (N/A)

B. DEVELOPMENT PROCESS (City Code Section 16-3-60)

1. Pre-Application Conference. Optional.
2. Submit Application.
3. Staff Review.

C. APPLICATION CONTENTS (City Code Section 16-3-70)

1. **General Development Application**
2. **Administrative Review Application**
3. **Development Plan.** A conceptual plan of the proposed development which may be a freehand drawing of the proposed development showing existing and proposed features, buildings, roads, alleys, utilities, etc. which are relevant to the review of the application.
4. **Proof of Ownership.** Proof of ownership of the land proposed for development.
5. **Other Information.** Staff may request additional information as deemed necessary to evaluate the impacts of the application.
6. **Application Fee** \$200, cash or check made out to City of Salida.

D. DESCRIPTION OF PROPOSAL (If necessary, attach additional sheets)

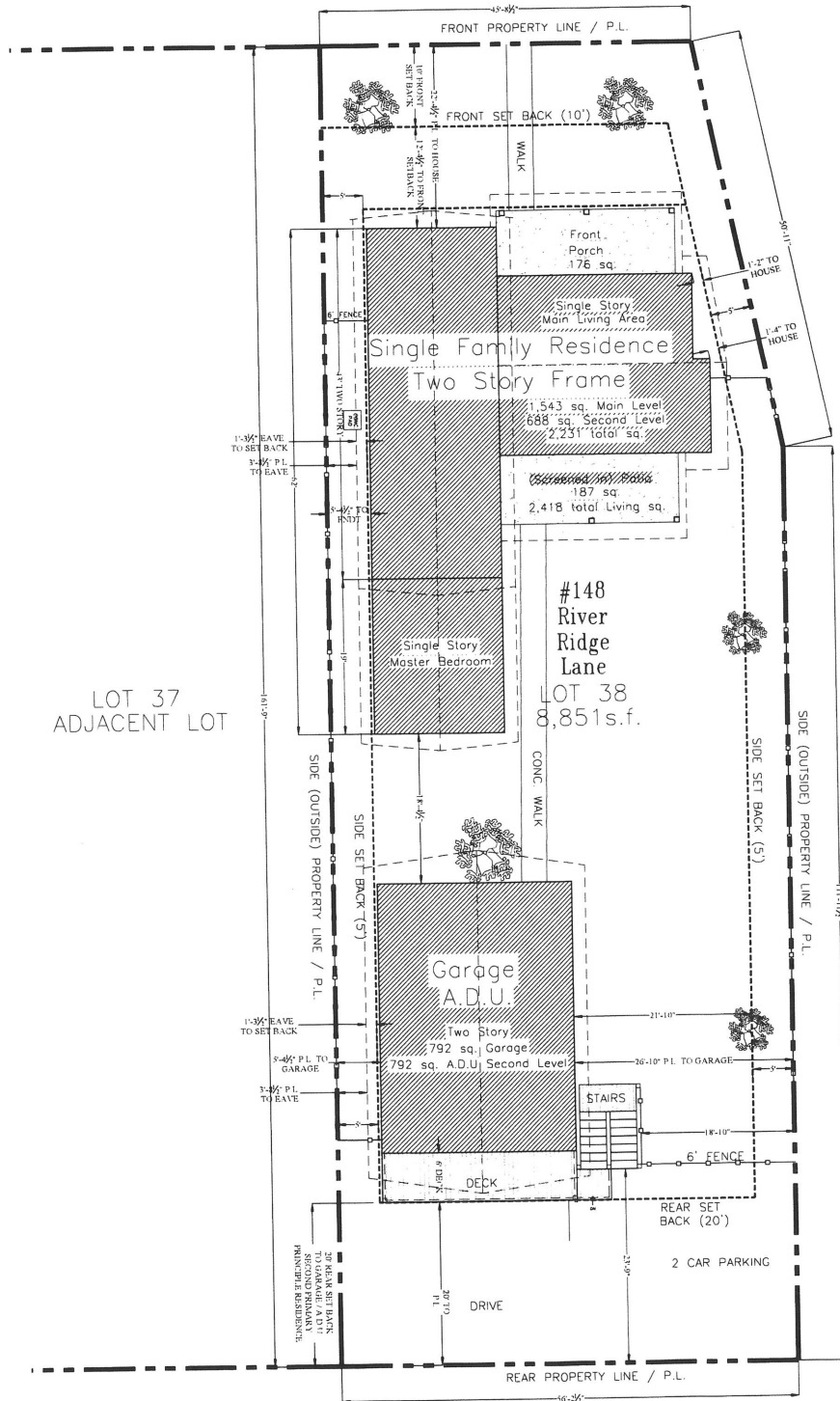
1. Written statement. Describe how you meet the standards of the code section:

The property was sold prior to any substantial construction of surrounding buildings with the understanding that single family residences were permitted to be built. The City of Salida Zoning Code does not list a single family residence being prohibited. It does note an Administrative Review is required. We ask that the guarantee by the Realtor and their Company (Pinon), be weighted when assessing our request. We ask the City of Salida Zoning Review Committee to generously consider and approve our request to build two residences, a single family residence, and second primary residence above a garage (commonly called an A.D.U.) on this property, thereby meeting the standards of the code.

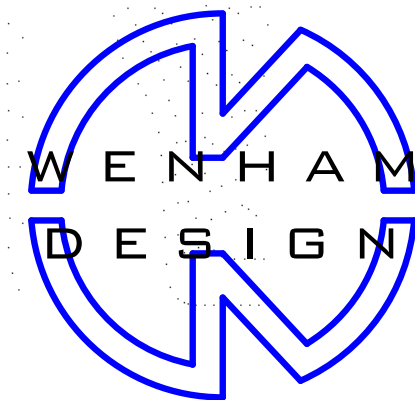
The City of Salida has a historic texture of mixed density residential buildings, apartments, single family residences, duplexes, and accessory dwelling units. It seems appropriate for the continuity of this unique community that this tradition of development continue. The residences would mark the corner of the block with a stylish form of single family residential architecture that is reminiscent of traditional housing in Salida, but with an updated modern touch, giving relief from the monotonous collection of square buildings, many of which are not in compliance with the River Ridge H.O.A. design guidelines. Across the street a park that doubles as utility drainage easement is planned. The massing of the houses and locations allows for soft termination of the build forms and would provide a pleasant transition into the park and intersection, where it would allow for greater visibility and a safer traffic flow. The streets are not perpendicular to each other at the intersection of Treat Lane and River Ridge Lane, nor is the lot itself rectangular. This irregularity in lot and the city grid seems like an appropriate place for these two residences that are designed to fit both conditions.

River Ridge Lane

60' R.O.W.



H.O.A._Owned (Utility Access) Alley



MICHAEL@WENHAMDESIGN.COM
303-333-4791

MICHAEL ELIJAH WENHAM,
ARCHITECT
(D.B.A.) WENHAM DESIGN
PO BOX 1311
SALIDA, CO 81201

SINGLE
FAMILY
RESIDENCE

MEREDITH RESIDENCE
148 RIVER RIDGE LANE
SALIDA, CO

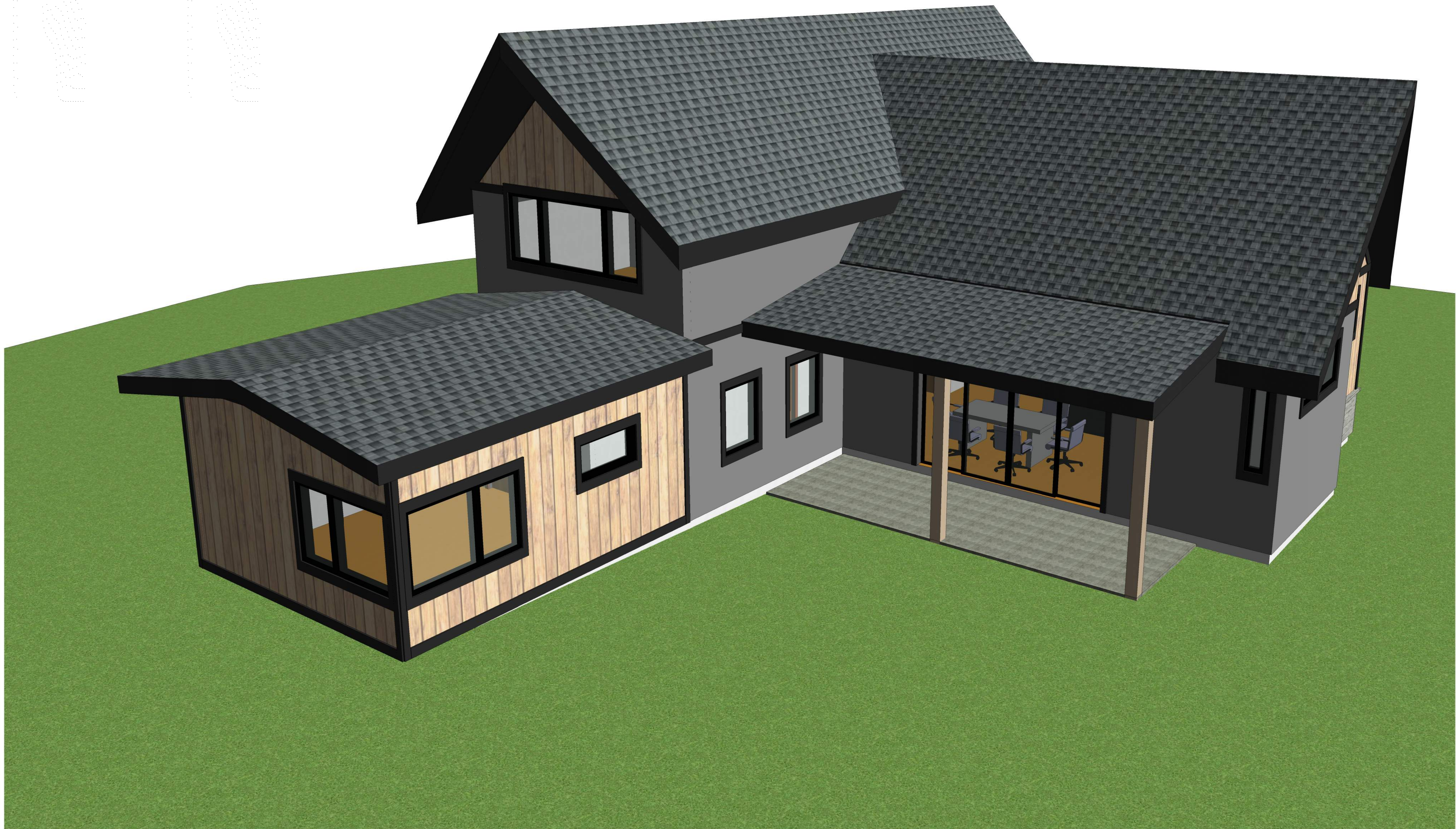
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DEVELOPMENT

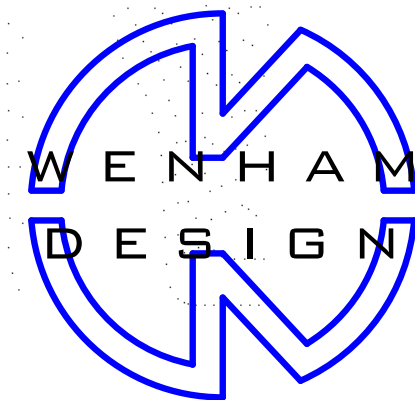
DATE
09/09/2022

PHASE
FOR REVIEW

REVISIONS
6/09/2022 FOR REVIEW

SHEET TITLE
3D





MICHAEL@WENHAMDESIGN.COM
303-333-4791

MICHAEL ELIJAH WENHAM,
ARCHITECT
(D.B.A.) WENHAM DESIGN
PO BOX 1311
SALIDA, CO 81201

SINGLE
FAMILY
RESIDENCE

MEREDITH RESIDENCE
148 RIVER RIDGE LANE
SALIDA, CO

DESIGN
DEVELOPMENT

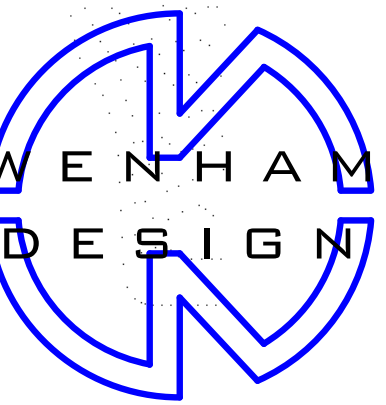
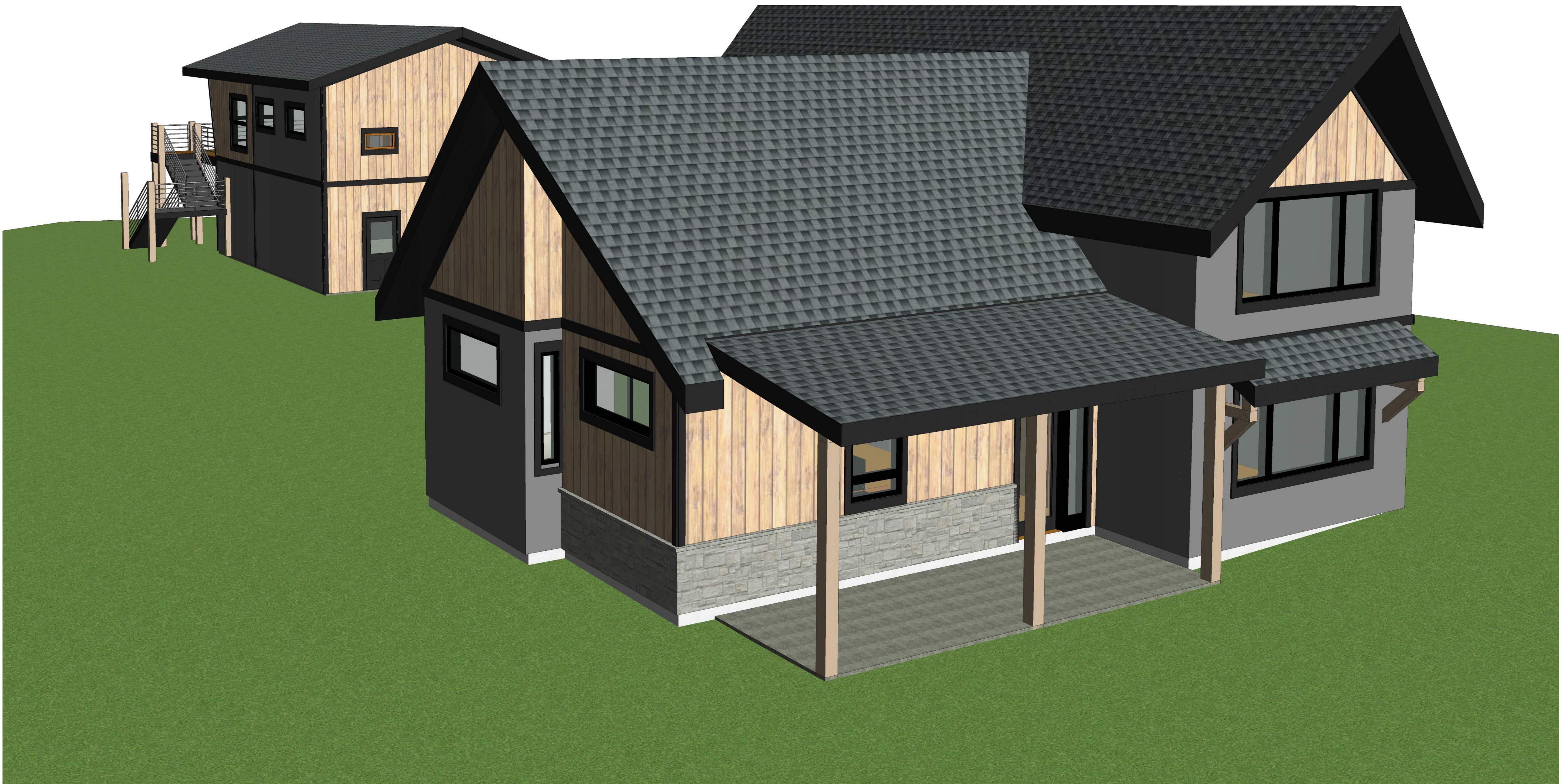
DATE
09/09/2022

PHASE
FOR REVIEW

REVISIONS
6/09/2022 FOR REVIEW

SHEET TITLE
3D





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ARCHITECT
(D.B.A.) WENHAM DESIGN
PO BOX 1311
SALIDA, CO 81201

SINGLE
FAMILY
RESIDENCE

MEREDITH RESIDENCE
148 RIVER RIDGE LANE
SALIDA, CO

DESIGN
DEVELOPMENT

DATE
09/09/2022

PHASE
FOR REVIEW

REVISIONS
6/09/2022 FOR REVIEW

SHEET TITLE
3D

111



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 checked="" type="checkbox"/> Limited Impact Review:
(Type) <u>Minor Subdivision</u> |
| <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"/> Other:_____ |
| <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: Shane Meredith

Mailing Address: 6027 Cumbre Vista Way, Colorado Springs CO 80924

Telephone Number: 719-684-5029 FAX: _____

Email Address: sbm357@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: River Ridge Subdivision

Street Address: 148 River Ridge Ln Salida CO 81201 Lot#38

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 _____ Date 8 Nov 2023

Signature of property owner Shane Meredith _____ Date _____



VARIANCE APPLICATION

448 East First Street, Suite 112
Salida, CO 81201
Phone: 719-539-4555 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: _____
 - v. Proposed Setback: 14'
 - vi. Required Setback: 20' _____
 - 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:** Table 16F

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 be accepted on 8½" x 11", 11" x 17" or 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. 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.

The lot is divided between two zones, at an angle from SE corner to the NW corner.

The north side of the property is Zone R4 and the south side of the property is R-3

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

The subdivision area was previously zoned as manufactured and trailer home area. The area was not rezoned as needed after land development for the subdivision.

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.

The splitting of the lot between zones R-3 and R-4 limits how the lot can be used for a residential home.

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.

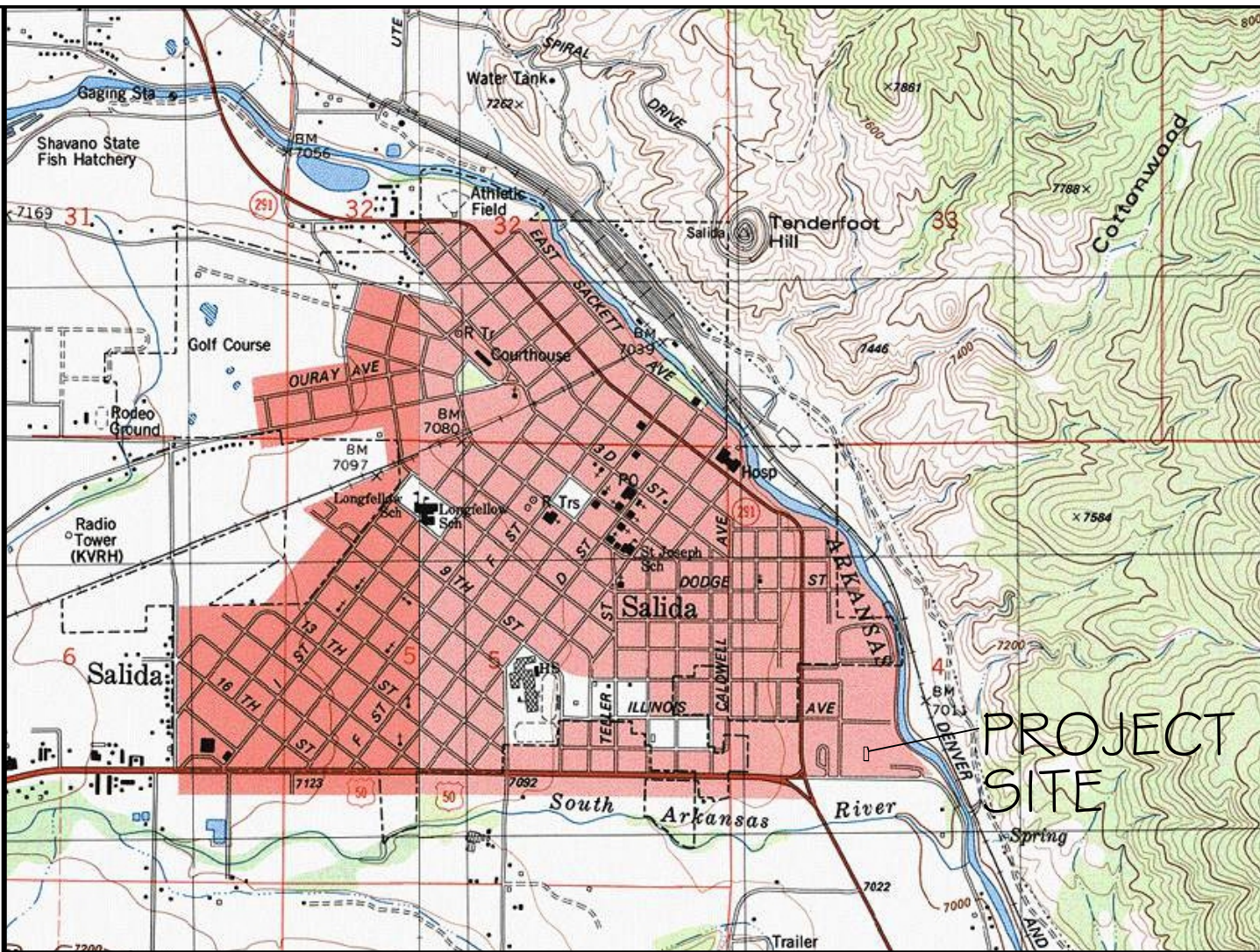
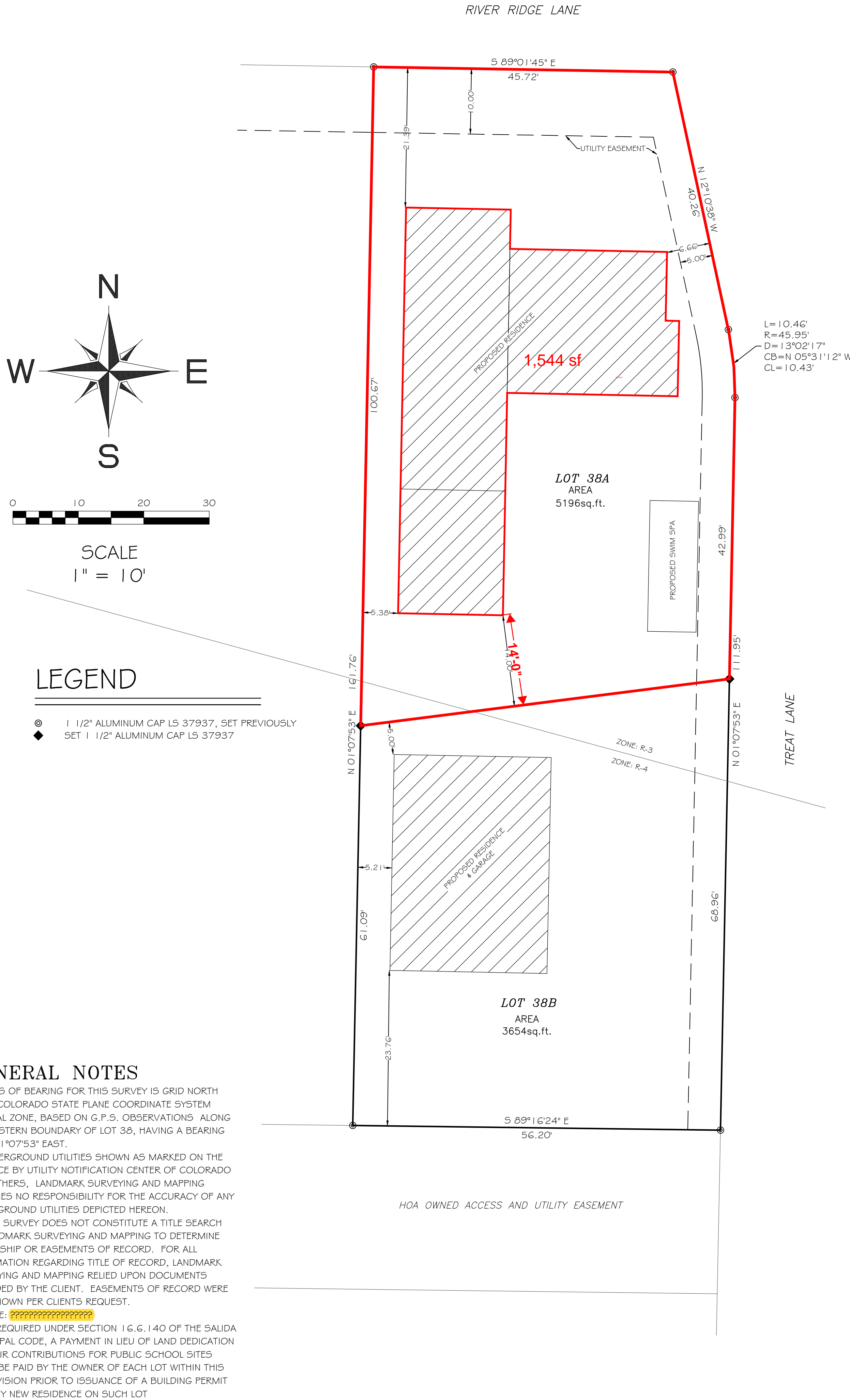
The adjustment of the rear setback will allow for the home to be moved forward to the north, allowing for another residential building to be built on the south side of the lot at a later date meeting city requirements for zoning. The variance requested is for 6', to changed the required R-3 setback of 20' to 14'.

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

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.

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.

MEREDITH MINOR SUBDIVISION
OF LOT 38, RIVER RIDGE
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS THAT SHANE & TALINE MEREDITH, THE FEE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 38, RIVER RIDGE
CITY OF SALIDA, CHAFFEE COUNTY, COLORADO

HAS LAID-OUT, PLATTED AND SUBDIVIDED THE SAME INTO 2 LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF:

MEREDITH MINOR SUBDIVISION
IN THE
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

IN WITNESS WHEREOF THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXCUTED
THIS ____ DAY OF ____, 20__

BY: SHANE MEREDITH

BY: TALINE MEREDITH

COUNTY OF ____)
SS.)

STATE OF ____)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF
____, 20__, BY SHANE & TALINE MEREDITH. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES ____.

NOTARY PUBLIC

ACKNOWLEDGMENT OF LIEN HOLDER

____, AS LIEN HOLDER, HEREBY ACKNOWLEDGES AND APPROVES THE TERMS, CONDITIONS AND DEDICATION AS DISCLOSED UPON THIS PLAT.

REPRESENTATIVE DATE

COUNTY OF ____)
SS.)

STATE OF ____)

THE FORGOING ACKNOWLEDGMENT OF LIEN HOLDER WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF
____, 2019, BY _____. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES ____.

NOTARY PUBLIC

CERTIFICATION OF TITLE

I, _____, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN SHANE & TALINE MEREDITH, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS ____ DAY OF ____, 20__.

TITLE AGENT

CITY OF SALIDA ACCEPTANCE

THE UNDERSIGNED CHAIR OF THE PLANNING COMMISSION OF THE CITY OF SALIDA, COLORADO, DOES HEREBY ACKNOWLEDGE AND ACCEPT THIS MINOR SUBDIVISION PLAT. DATED THIS ____ DAY OF
____, 20__.

CHAIR OF PLANNING COMMISSION, CITY OF SALIDA

CLERK AND RECORDER'S CERTIFICATE

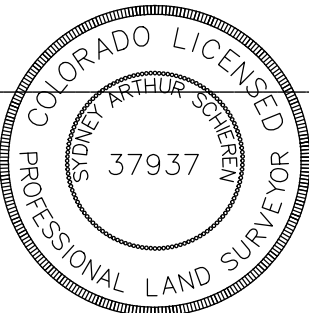
THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT ____ M.
ON THIS ____ DAY OF ____, 20__ UNDER RECEPTION NUMBER ____.

CHAFFEE COUNTY CLERK AND RECORDER

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SYDNEY A. SCHIEREN
COLORADO P.L.S. 37937



REVISED: DECEMBER 6, 2023	MEREDITH MINOR SUBDIVISION
	OF LOT 38, RIVER RIDGE CITY OF SALIDA CHAFFEE COUNTY, COLORADO
JOB # 23133	LANDMARK SURVEYING & MAPPING
DATE: DECEMBER 5, 2023	P.O. BOX 668 SALIDA, CO 81201 PH 719.539.4021 FAX 719.539.4031
SHEET 1 OF 1	