



BOARD OF ADJUSTMENT REGULAR MEETING

City Council Chambers, 448 E. 1st Street, Salida, CO
January 24, 2022 - 6:00 PM

AGENDA

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

APPROVAL OF THE MINUTES

- 1. September 27, 2021 - 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. **Capozza Variance- 343 Teller Street** - The purpose of the request is to receive a variance from the minimum rear lot line setback to build a second story addition on the existing nonconforming accessory structure. In the Medium Density Residential (R-2) zone district the required minimum rear lot line setback is 5' for accessory structures. The accessory structure was built in 1985 at the current rear setback of 2.19' and the applicant is requesting the variance to construct a second story ADU to match the footprint of the existing accessory structure.

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

September 27, 2021 - 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 Doug Mendelson
- Board Member Michelle Walker
- Board Member-Alternate Dave Haynes

APPROVAL OF THE MINUTES

1. July 26, 2021 - Minutes

Motion made by Board Member Co-Chair Bomer, Seconded by Board Member Mendelson.
Voting Yea: Board Member Chairman Follet, Board Member Co-Chair Bomer, Board Member Dockery, Board Member Kriebel, Board Member Mendelson, Board Member Walker, Board Member-Alternate Haynes

UNSCHEDULED CITIZENS

AMENDMENT(S) TO AGENDA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- | | |
|--|---|
| A. Open Public Hearing | D. Applicant's Presentation (if applicable) |
| G. Commission Discussion | |
| B. Proof of Publication | E. Public Input |
| H. Commission Decision or Recommendation | |
| C. Staff Review of Application/Proposal | F. Close Public Hearing |

2. Buskist Variance Application - 325 W. Park Avenue - The purpose of the request is to receive a variance from the minimum front lot line setback and the minimum rear lot line setback to build a second story addition on the existing nonconforming single-story residence. The single-family residence was built in 1979 "prior to setback requirements" at the current front setback of 28' and at the current rear setback of 7'. The applicant is requesting the variances to construct a second story addition to match the footprint of the existing residence.

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

- C. Staff Review of Application –
- D. Applicant’s Presentation – Buskist spoke about the variance request.
- E. Public Input –
- F. Close Public Hearing - 6:04 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 Mendelson, Board Member Walker, Board Member-Alternate Haynes

THE MOTION PASSES.

3. Lynna's Lodge Variance - 112 Teller Street - The purpose of the request is to receive a variance from the minimum setback of twenty feet (20') required for the front and rear yard, and within that setback encroachment, to expand the existing non-conforming structure to two (2) full stories in height where only one and one-half (1.5) stories previously existed.

- A. Open Public hearing - 6:06 pm
- B. Proof of Publication
- C. Staff Review of Application –
- D. Applicant’s Presentation – Lynna’s Lodge LLC
- E. Public Input –
- F. Close Public Hearing - 6:17 pm
- G. Board of Adjustment Discussion - None
- H. Board of Adjustment decision -

Motion to approve made with the following conditions a plan change to the City of Salida Building Permit No. 099-21 must be approved prior to construction re-commencing, prior to the issuance of a certificate of occupancy, water and wastewater system development fees must be paid, and the current system development fee deferral and suspension agreement must be rescinded via recorded document and the structure is a duplex and the back covered walkway is in the final plan 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 Mendelson, Board Member Walker, Board Member-Alternate Haynes

THE MOTION PASSES.

BOARD COMMENTS

ADJOURN - With no further business to come before the Board, the meeting adjourned at 6:20 p.m.

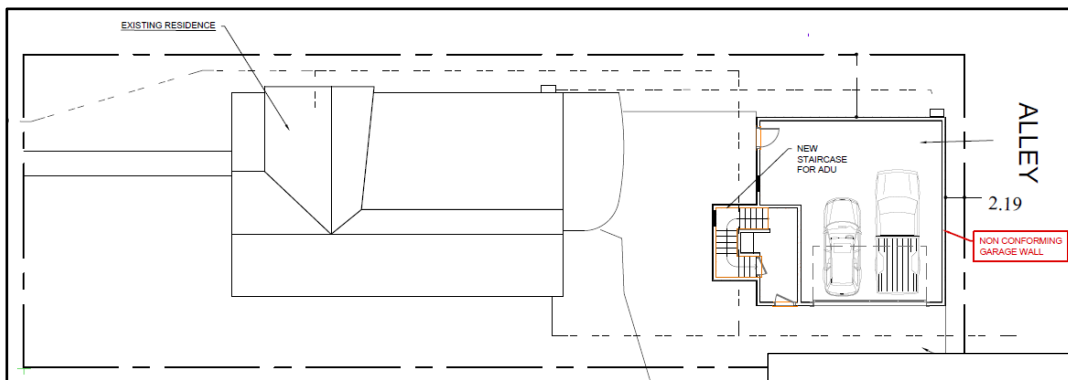
OBSERVATIONS:

1. The subject property is located within the Medium Density Residential(R-2) zone district. Surrounding properties are primarily single-family homes.

2. The existing accessory structure is considered a nonconforming structure. Nonconforming structures are structures that were lawfully established pursuant to the zoning and building regulations in effect at the time of their development which do not now conform to the provisions of the current zoning regulations.

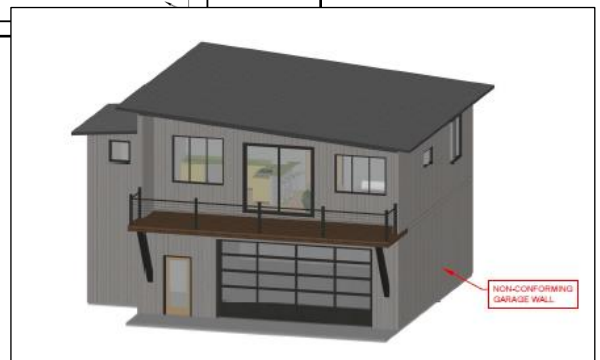


3. The request is to receive relief from the required minimum 5’ rear setback to construct a second story addition to match the rear setback of 2.19’ of existing accessory structure. The applicant is not requesting to increase the nonconformity further into the setback, he is requesting the variance to be able to build the second story accessory dwelling unit at the existing rear setbacks.



4. The applicant submitted letters from adjoining neighbors who were in support of the variance request. As of Friday, January 21st staff has not received any opposition to the variance request.

REQUIRED SHOWING (Section 16-4-180): The applicant shall demonstrate that a majority of the following criteria 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.

Applicant’s response: The existing garage is located 2.19’ from the alley and we would like to build the ADU directly above the existing first floor of the garage.

- Special circumstances exist because the existing garage was built at the current setbacks.

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

Applicant’s response: *The garage was already in its current location when we purchased the property.*

- Special circumstances and conditions have not resulted from any action of the applicant. The applicant did not construct the garage at the current rear setbacks and is requesting the variance to construct the second story addition at the same setback.
- The applicant would like to construct the second story addition to have an accessory dwelling unit.



3. Strict Application Deprives Reasonable Use.

The special circumstances and conditions are such that the strict application of the provisions of this Chapter would deprive the applicant a reasonable use of the building or land.

Applicant’s response: *The variance would allow us to continue the second story wall directly above the existing garage wall where as strict application of the setback would cause considerable construction issues.*

- Strict application would deprive the applicant of constructing an accessory dwelling unit directly above the nonconforming garage without creating cost prohibitive constraints.

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.

Applicant’s response: *The variance would allow us to continue the second story wall directly above the existing garage.*

- The variance is not necessary to make reasonable use of the property. The second story addition will allow the applicant to build an accessory dwelling unit above the existing nonconforming garage.
- All new construction in the City is required to meet the setback requirements unless some special circumstance exists such as an existing building that does not meet the setback requirements. The required side yard setbacks for accessory dwelling units will be met. The existing garage was built at the current setback of 2.19’ and does not meet the required 5’ rear setback.

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

Applicant’s response: *It is the minimum variance of having a 2.19’ setback instead of the required 5’ based off of the existing garage footprint.*

- The applicant has reasonable use of the property. The proposal is to construct the second story addition at the current 2.19’ rear setback and not increase the nonconformity further into the setback, as the footprint would remain the same.

- 6. No Injury to the 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.

Applicant’s response: *The existing garage wall is already located at the variance location and does not cause any issues to the neighborhood so the second story wall will have no negative effect.*

- The granting of the variance will not be injurious to the neighborhood and the applicant will be able to maintain the addition on his own property.

- 7. Consistency with Code. The granting of the variance is consistent with the general purposes and intent of this Land Use Code.

- The applicant complies with all other aspects of the code.
- 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. There will be adequate space which the owner can use for maintenance of the addition.

REVIEW AGENCIES:

Fire Department – Assistant Fire Chief, Kathy Rohrich – Fire Department has no concerns at this time.

REQUIRED ACTIONS BY THE BOARD:

1. The Board shall confirm that adequate notice was provided.
2. The Board shall conduct a public hearing.
3. The Board shall make findings that a majority of the points 1 through 7 of the above section are met by the applicant.

RECOMMENDED FINDINGS:

That the variance request is in conformance with Section 16-4-180 (e), Required showing, because the variance allows the highest and best use of the property, will not be injurious to the neighbors, maintenance of the addition is feasible, will not impact adjacent neighbors and is in keeping with the general purposes of the Code.

STAFF RECOMMENDATION:

Staff believes the proposed variance meets the preponderance of criteria #'s 1, 2, 3, 4, 5, 6 and 7.

Based on the findings below, staff recommends the Board of Adjustment **APPROVE** the variance request based on the following findings of fact:

1. The existing condition of the accessory structure is not the result of any action by the applicant.
2. The second story addition will not be injurious to the neighborhood as required by Section 16-4-180(6) and the applicant will be able to maintain the proposed addition on the subject property.

RECOMMENDED MOTION: "I make a motion to approve the Capozza Variance as the request meets the review standards for Zoning Variances, subject to the following condition.

1. That the applicant submits a building permit that meets the requirements of the building department.

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 BY AN AGGRIEVED PERSON AS SET FORTH IN SECTION 16-2-70 OF THE LAND USE CODE.

Attachments: Application materials

**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 January 24, 2022 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://attendeegotowebinar.com/rt/1909092342220683277>

The applicant, Rocco Capozza, is requesting approval for a variance on the property located at 343 Teller Street, legally known as Lots 1 and 2, Block 9, Blake and Westerfields Addition, City of Salida, Chaffee County, Colorado.

The purpose of the request is to receive a variance from the minimum rear lot line setback to build a second story addition on the existing nonconforming accessory structure. In the Medium Density Residential (R-2) zone district the required minimum rear lot line setback is 5' for accessory structures. The accessory structure was built in 1985 at the current rear setback of 2.19' and the applicant is requesting the variance to construct a second story ADU to match the footprint of the existing accessory structure.

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. To review the City's social distancing policy and other regulations, please visit: <https://cityofsalida.com/administration/page/covid-19-information>

*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 January 7, 2022



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

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

A. Applicant Information

Name of Applicant: Rocco CAPOZZA

Mailing Address: 343 Teller Street, Salida, CO 81201

Telephone Number: (207) 778-1397 FAX: _____

Email Address: roccocapozza14@gmail.com

Power of Attorney/ Authorized Representative: -NA-
(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: Capozza Residence (Rocco & Rebecca Capozza)

Street Address: 343 Teller Street, Salida, CO 81201

Legal Description: Lot 142 Block 9 Subdivision BLAKE & WESTERFIELD'S ADDITION (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 9-24-2021

Signature of property owner [Signature] Date 9-24-2021
ROCCO CAPOZZA, REBECCA CAPOZZA



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:
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: 2.19'
vi. Required Setback: 5'
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:

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.

THE EXISTING GARAGE IS LOCATED THREE FEET FROM THE ALLEY AND WE WOULD LIKE TO BUILD THE ADU DIRECTLY ABOVE THE EXISTING FIRST FLOOR OF THE GARAGE.

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

THE GARAGE WAS ALREADY IN ITS CURRENT LOCATION WHEN WE PURCHASED THE PROPERTY.

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 VARIANCE WOULD ALLOW US TO CONTINUE THE SECOND STORY WALL DIRECTLY ABOVE THE EXISTING GARAGE WALL WHERE AS STRICT APPLICATION OF THE SETBACK WOULD CAUSE CONSIDERABLE CONSTRUCTION ISSUES.

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 WOULD ALLOW US TO CONTINUE THE SECOND STORY WALL DIRECTLY ABOVE THE EXISTING GARAGE FACILITATING CONVENIENT CONSTRUCTION OF THE EAST FACING WALL AND ELIMINATING THE NEED FOR POSTS STICKING OUT IN THE GARAGE.

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

IT IS THE MINIMUM VARIANCE OF HAVING A THREE FOOT SETBACK INSTEAD OF THE FIVE FOOT BASED OFF OF THE EXISTING GARAGE FOOTPRINT.

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.

THE EXISTING GARAGE WALL IS ALREADY LOCATED AT THE VARIANCE LOCATION AND DOES NOT CAUSE ANY ISSUES TO THE NEIGHBORHOOD SO THE SECOND STORY WALL WILL HAVE NO NEGATIVE EFFECT.

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.

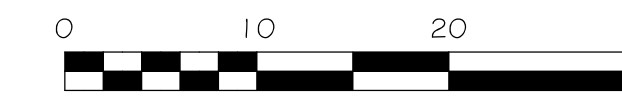
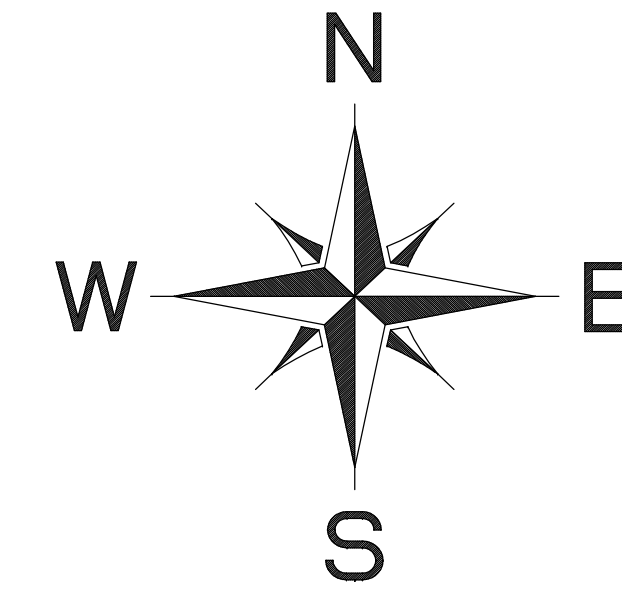
THE ADU ABOVE THE GARAGE IS BEING DESIGNED TO MEET THE LAND USE CODE AND THE VARIANCE WILL ALLOW US TO LOCATE THE ADU DIRECTLY ABOVE THE EXISTING GARAGE FOOTPRINT.

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.

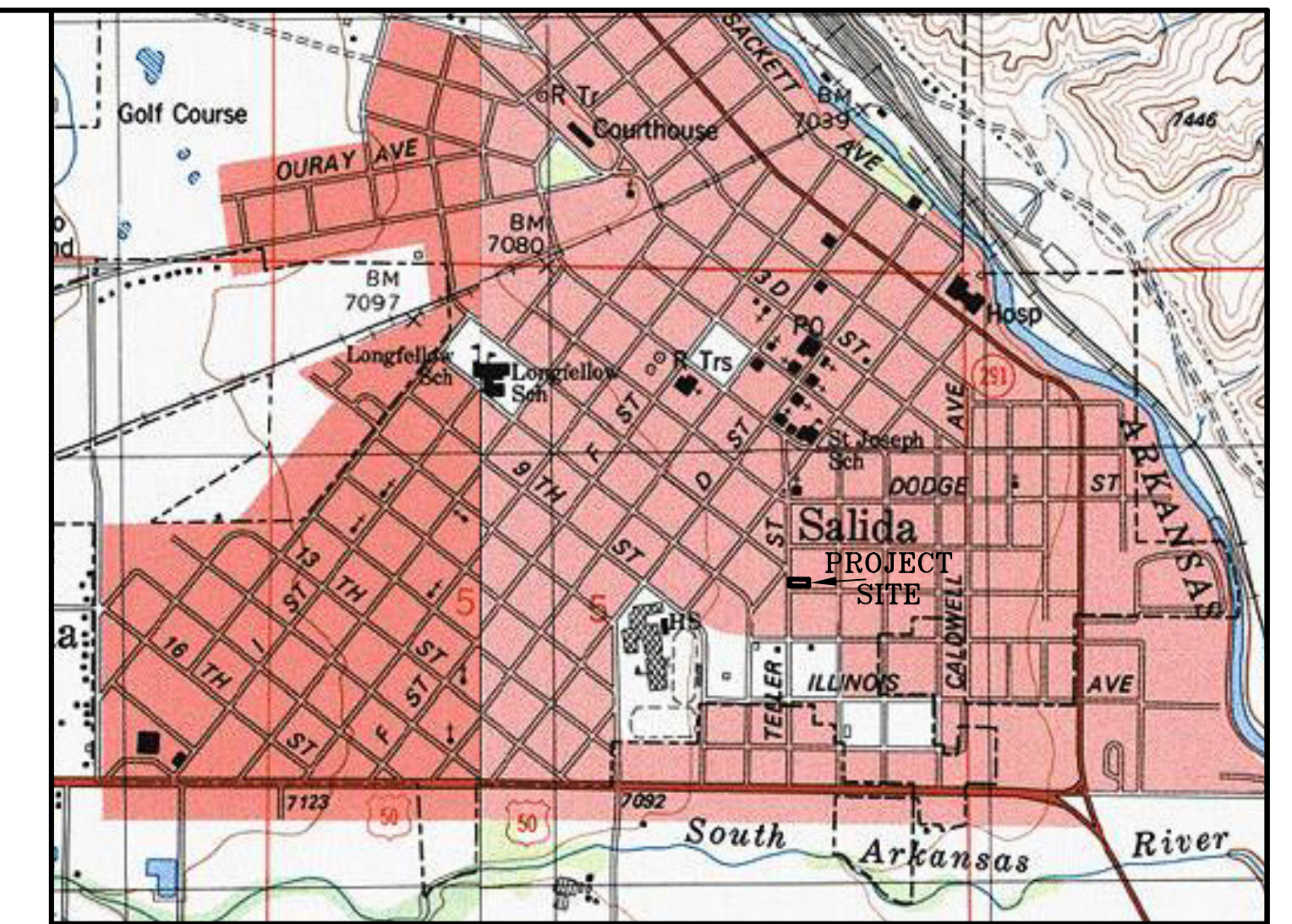
THE EXISTING WALL OF THE GARAGE IS ALREADY MAINTAINED BY US AS WILL BE THE SECOND STORY WALL.

CAPOZZA PROPERTY EXHIBIT

LOTS 1 AND 2
BLAKE AND WESTERFIELD'S
ADDITION
TO THE CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



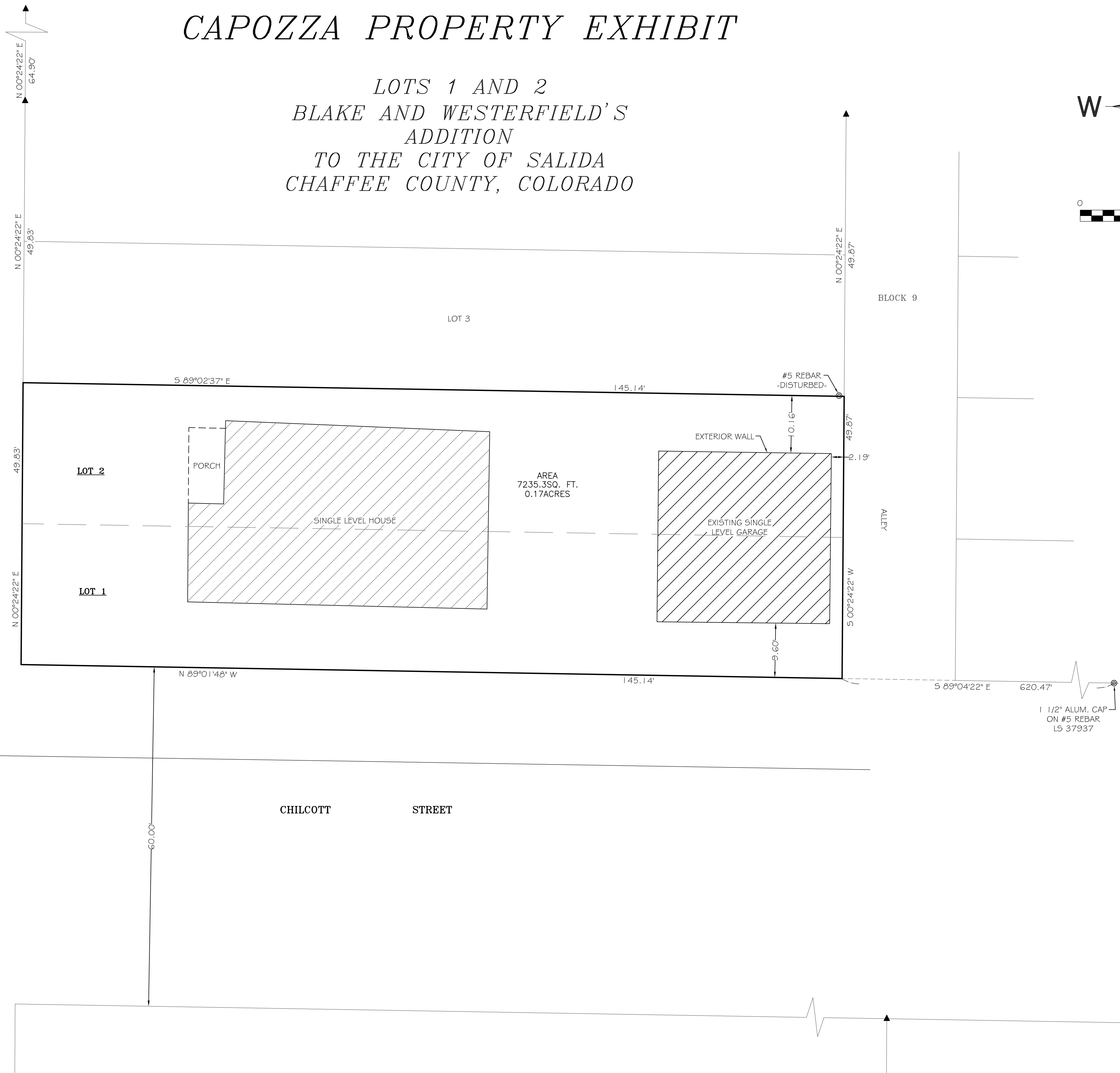
SCALE
1" = 10'



VICINITY MAP
NOT TO SCALE

TELLER STREET

EDGE OF PAVEMENT



GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE EAST RIGHT OF WAY OF TELLER STREET BETWEEN TWO 1 1/2" ALUMINUM CAPS STAMPED LS 16117 HAVING A BEARING OF NORTH 00°24'22" EAST
- 2) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK SURVEYING AND MAPPING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING TITLE OF RECORD, LANDMARK SURVEYING AND MAPPING RELIED UPON DOCUMENTS PROVIDED BY THE CLIENT. EASEMENTS OF RECORD WERE NOT SHOWN PER CLIENTS REQUEST.
- 3) ADDITIONAL IMPROVEMENTS EXIST ON SUBJECT PROPERTY AND WERE NOT LOCATED PER CLIENTS REQUEST

LEGAL DESCRIPTION

RECEPTION NO. 395406
LOTS NO. 1 AND 2,
BLOCK NO. 9
BLAKE AND WESTERFIELD'S ADDITION
TO THE CITY OF SALIDA,
CHAFFEE COUNTY, COLORADO

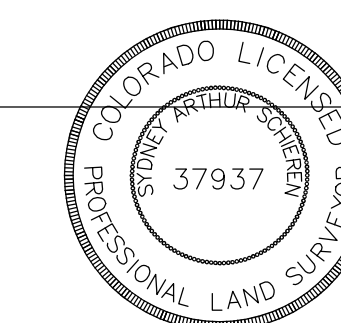
LEGEND

- FOUND MONUMENT AS NOTED
- ▲ 1 1/2" ALUM. CAP ON #5 REBAR LS 16117

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:
JOB # 21204
DATE: DECEMBER 13, 2021
SHEET 1 OF 1

**CAPOZZA
PROPERTY EXHIBIT**

LOTS 1 AND 2
BLAKE AND WESTERFIELD'S ADDITION
TO THE CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

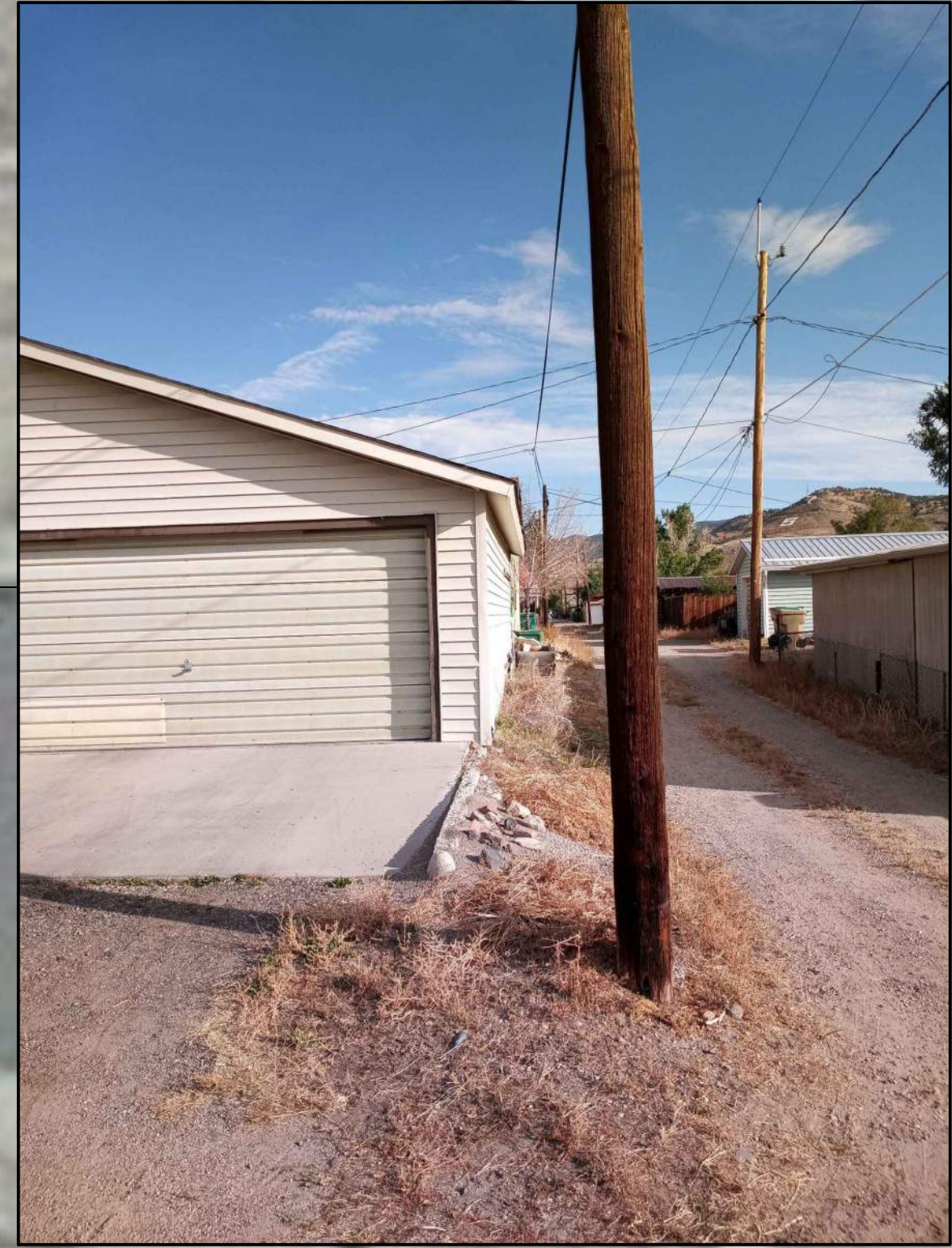


NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.



PROJECT LOCATION
 343 TELLER ST
 SALIDA, COLORADO
 LOT AREA = 0.17 ACRES

NOTE: PROPERTY LINES TAKEN FROM THE CHAFFEE COUNTY ASSESSOR SITE AND BUILDING MEASUREMENTS IN THE FIELD. NO BOUNDARY SURVEY HAS BEEN COMPLETED.



S1
 1" = 10'-0"
 9/27/2021
 Title:
 SITE PLAN

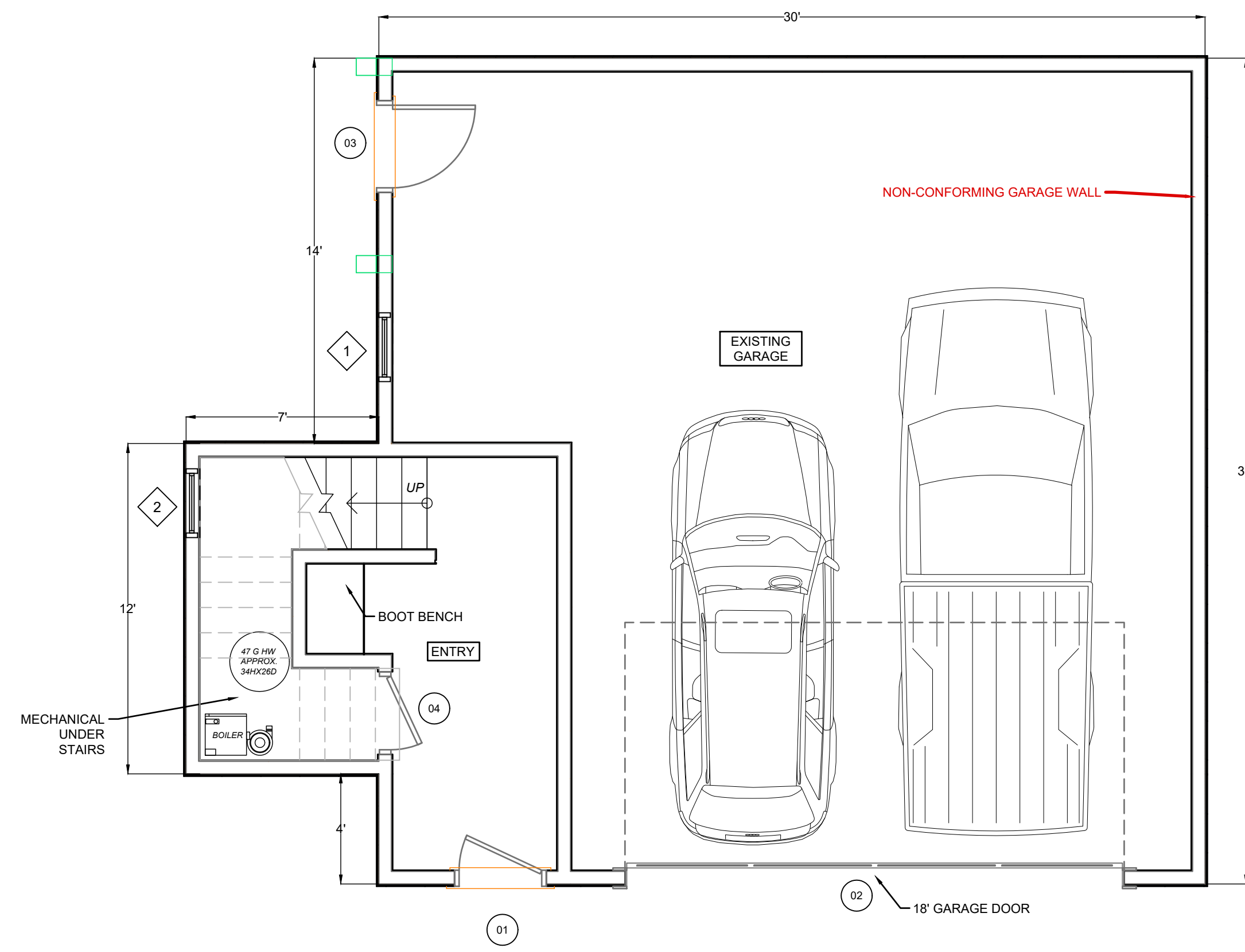
CAPOZZA ADU
 SALIDA, COLORADO

NOTE: LAND AND WATER CONCEPTS, INC ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL DAMAGES, TO ANY EXISTING OR PROPOSED STRUCTURES, OR ANY OMISSIONS OR ERRORS BY OTHERS, IN ANY INSTANCE THE MAXIMUM LIABILITY OF LAND AND WATER CONCEPTS, INC SHALL BE A REFINDED OF THE PRICE OF THE SERVICES PERFORMED. IT IS RECOMMENDED THAT THE CLIENT CONSULT WITH AN ATTORNEY AND AN OFFICIAL ENGINEER PRIOR TO THE START OF ACTUAL CONSTRUCTION.

LAND & WATER CONCEPTS
 Home Design • Civil Engineering • Project Management



DESIGN DEVELOPMENT



FLOOR AREAS	
EXISTING GARAGE	900 SF
UPPER FLOOR	790 SF
UPPER DECK	240 SF

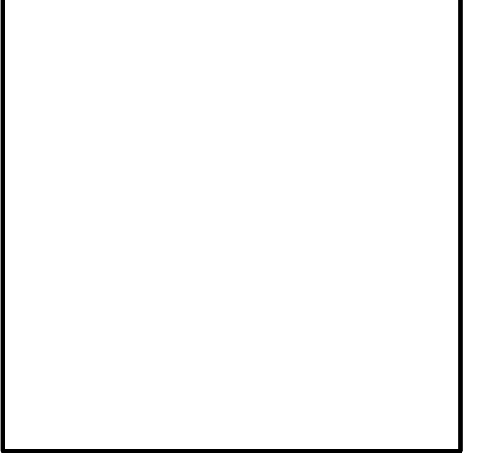
WINDOW SCHEDULE						
MARK	SIZE		Head Height	TYPE	SILL HEIGHT	NOTES
	Width	HEIGHT				
1	2'-6"	2'-6"	8'-0"	PICTURE	5'-6"	--
2	2'-6"	2'-6"	8'-0"	PICTURE	5'-6"	--

DOOR AND FRAME SCHEDULE							
MARK	SIZE		Swing Direction	MATL	GLAZING	FIRE RATING LABEL	NOTES
	WD	HGT					
1	3'-0"	6'-8"	Right	--	--	--	--
2	18'-0"	9'-0"	NA	--	--	--	--
3	3'-0"	6'-8"	Left	--	--	--	--
4	2'-8"	6'-8"	Left	--	--	--	--

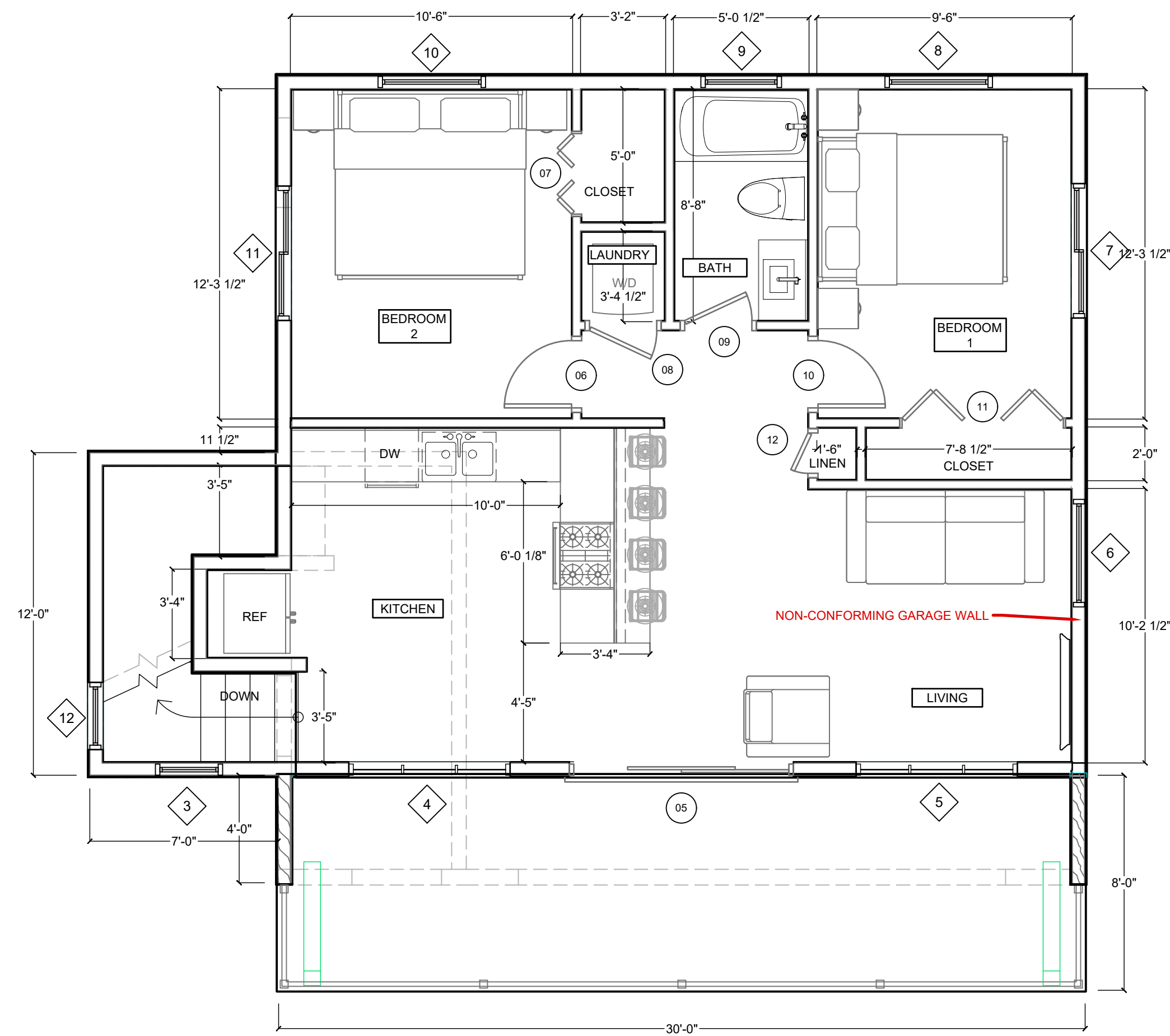
1/4" = 1'-0"
9/27/2021
A1
Title:
MAIN FLOOR PLAN

CAPOZZA ADU
SALIDA, COLORADO

NOTE: LAND AND WATER CONCEPTS, INC ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL DAMAGES, TO BE INCURRED BY ANY CLIENTS OR OTHERS, IN ANY INSTANCE THE MAXIMUM LIABILITY OF LAND AND WATER CONCEPTS, INC SHALL BE A REFUND OF THE PRICE OF THE SERVICES PERFORMED. IT IS RECOMMENDED THAT CLIENTS OBTAIN PROFESSIONAL ENGINEERING OFFICIALS AND OBTAIN PERMITS PRIOR TO THE START OF ACTUAL CONSTRUCTION.



DESIGN DEVELOPMENT



WINDOW SCHEDULE

MARK	SIZE		Head Height	TYPE	SILL HEIGHT	NOTES
	Width	HEIGHT				
3	2'-6"	2'-6"	7'-6"	PICTURE	3'-0"	---
4	6'-0"	5'-6"	8'-6"	---	3'-0"	---
5	6'-0"	4'-6"	7'-6"	---	3'-0"	---
6	4'-0"	2'-0"	6'-10"	AWNING	4'-10"	---
7	5'-0"	5'-0"	8'-0"	GLIDING	3'-0"	EGRESS
8	4'-0"	2'-0"	8'-0"	AWNING	6'-0"	---
9	3'-0"	2'-0"	8'-0"	AWNING	6'-0"	---
10	4'-0"	2'-0"	8'-0"	AWNING	6'-0"	---
11	5'-0"	5'-0"	8'-0"	GLIDING	3'-0"	EGRESS
12	2'-6"	2'-6"	4'-0"	PICTURE	1'-6"	---

DOOR AND FRAME SCHEDULE

MARK	SIZE		Swing Direction	MATL	GLAZING	FIRE RATING LABEL	NOTES
	WD	HGT					
5	8'-0"	8'-0"	Right	---	---	---	---
6	2'-6"	6'-8"	Left	---	---	---	---
7	3'-0"	6'-8"	NA	---	---	---	---
8	2'-6"	6'-8"	Right	---	---	---	---
9	2'-6"	6'-8"	Left	---	---	---	---
10	2'-6"	6'-8"	Right	---	---	---	---
11	6'-0"	6'-8"	NA	---	---	---	---
12	1'-6"	6'-8"	Right	---	---	---	---

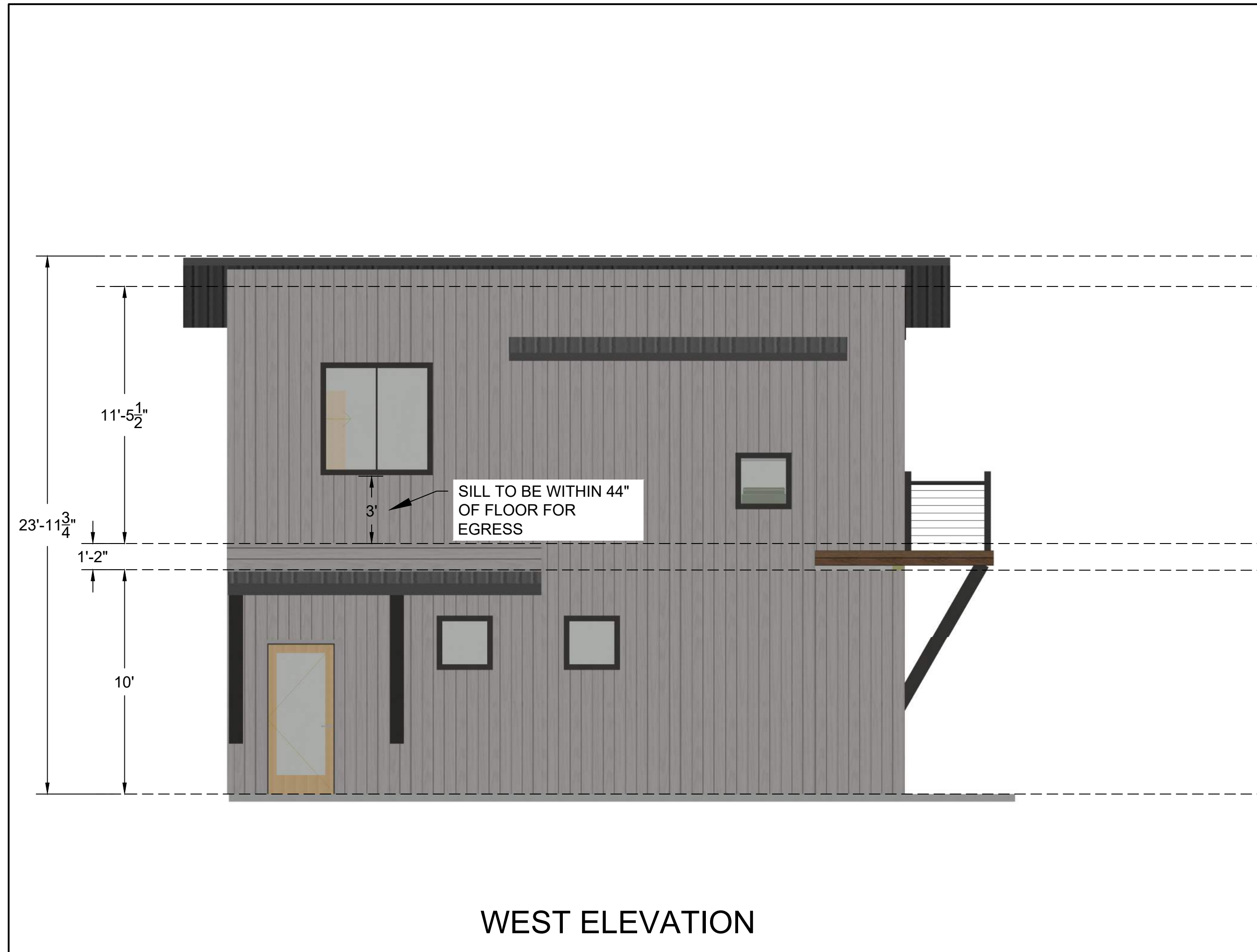
1/4" = 1'-0"
9/27/2021
Title:
UPPER FLOOR PLAN

CAPOZZA ADU
SALIDA, COLORADO

NOTE: LAND AND WATER CONCEPTS, INC ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL DAMAGES, ARISING FROM ANY OMISSIONS OR ERRORS BY OTHERS, IN ANY INSTANCE THE MAXIMUM LIABILITY OF LAND AND WATER CONCEPTS, INC SHALL BE A REFUND OF THE PRICE OF THE SERVICES PERFORMED. IT IS RECOMMENDED THAT THE CLIENT OBTAIN AN INDEPENDENT ENGINEER PRIOR TO THE START OF ACTUAL CONSTRUCTION.

LAND & WATER
CONCEPTS
Home Design • Civil Engineering • Project Management

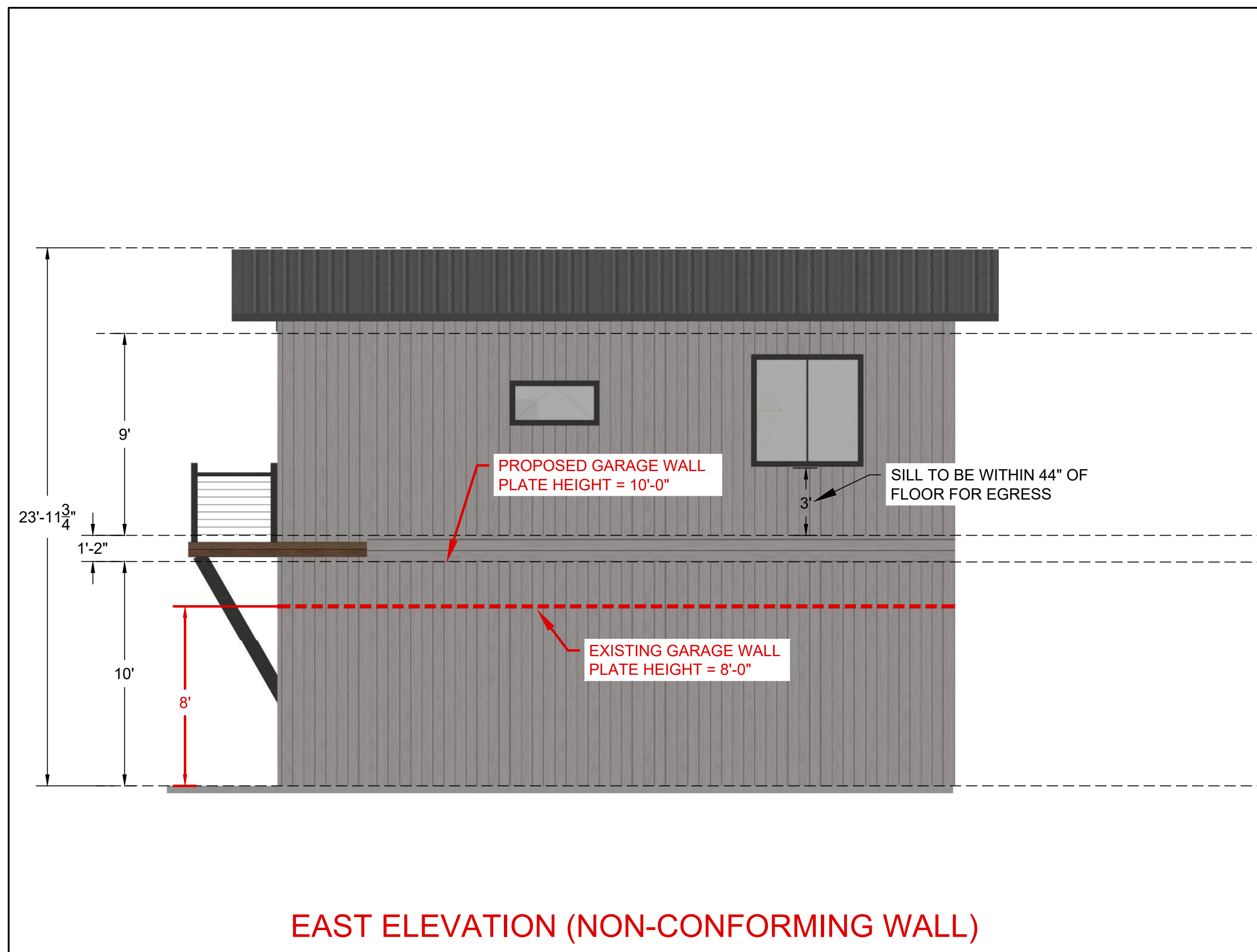




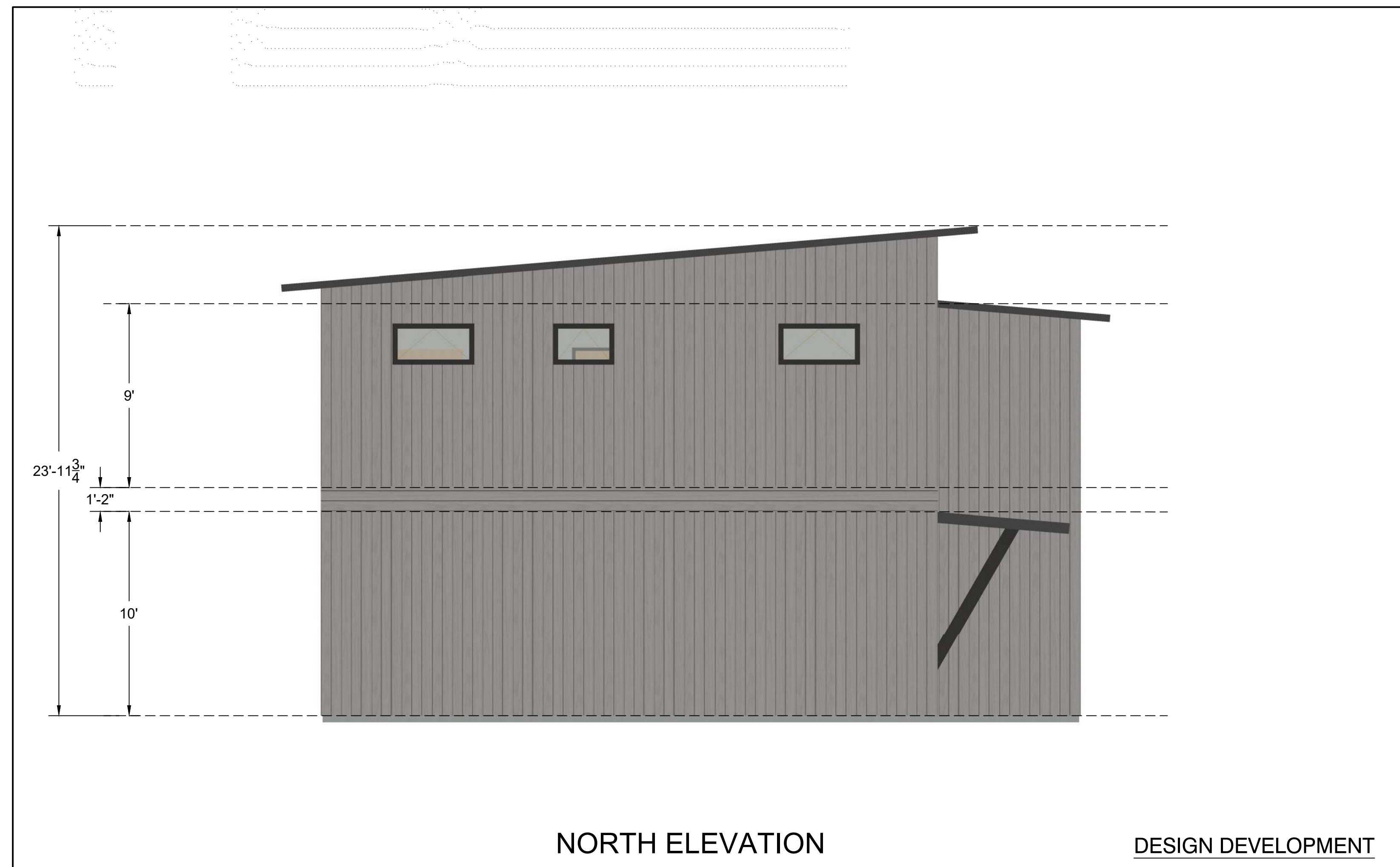
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION (NON-CONFORMING WALL)



NORTH ELEVATION

DESIGN DEVELOPMENT

A3

1/4" = 1'-0"
9/27/2021

Title:
ELEVATIONS

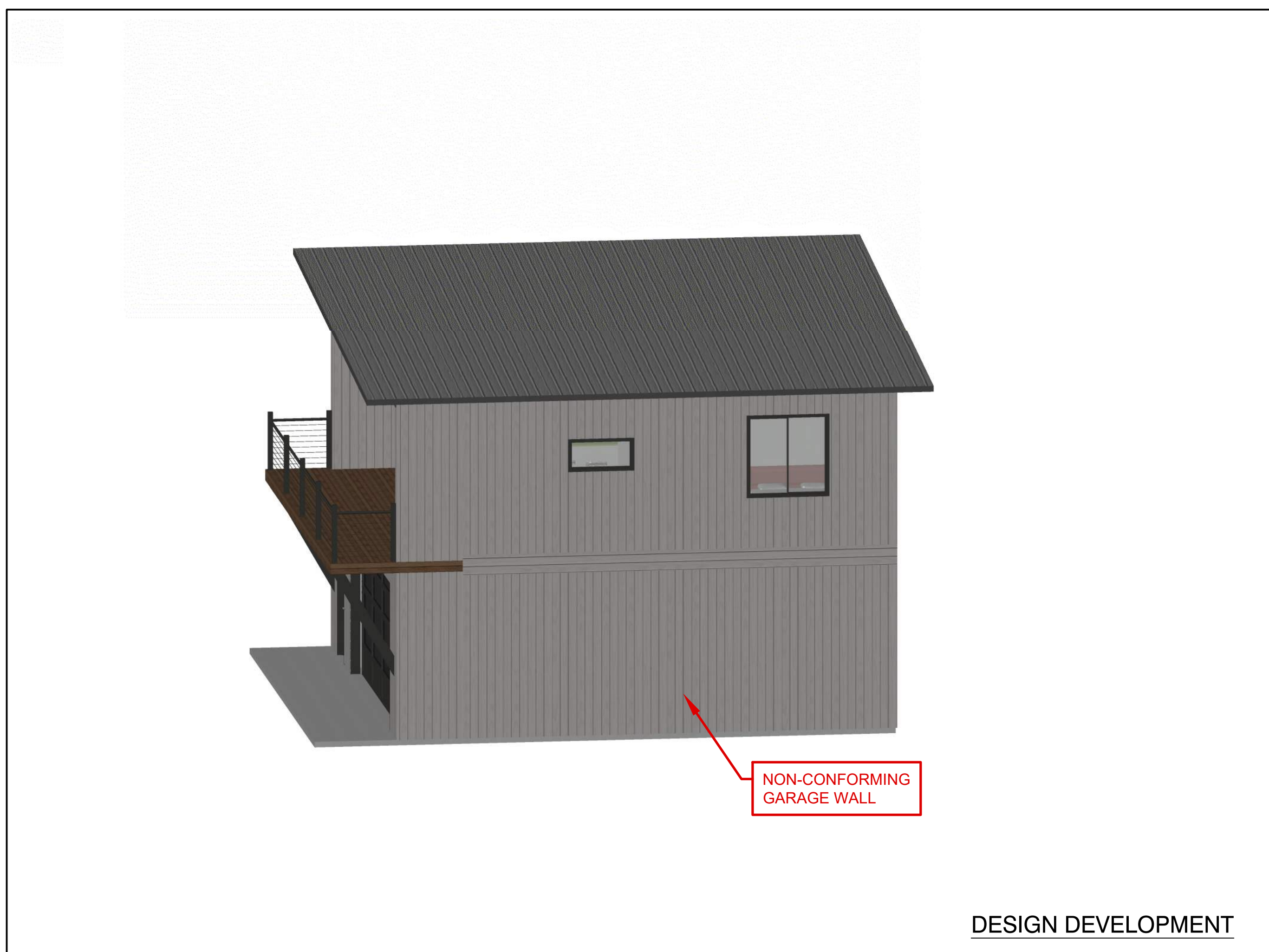
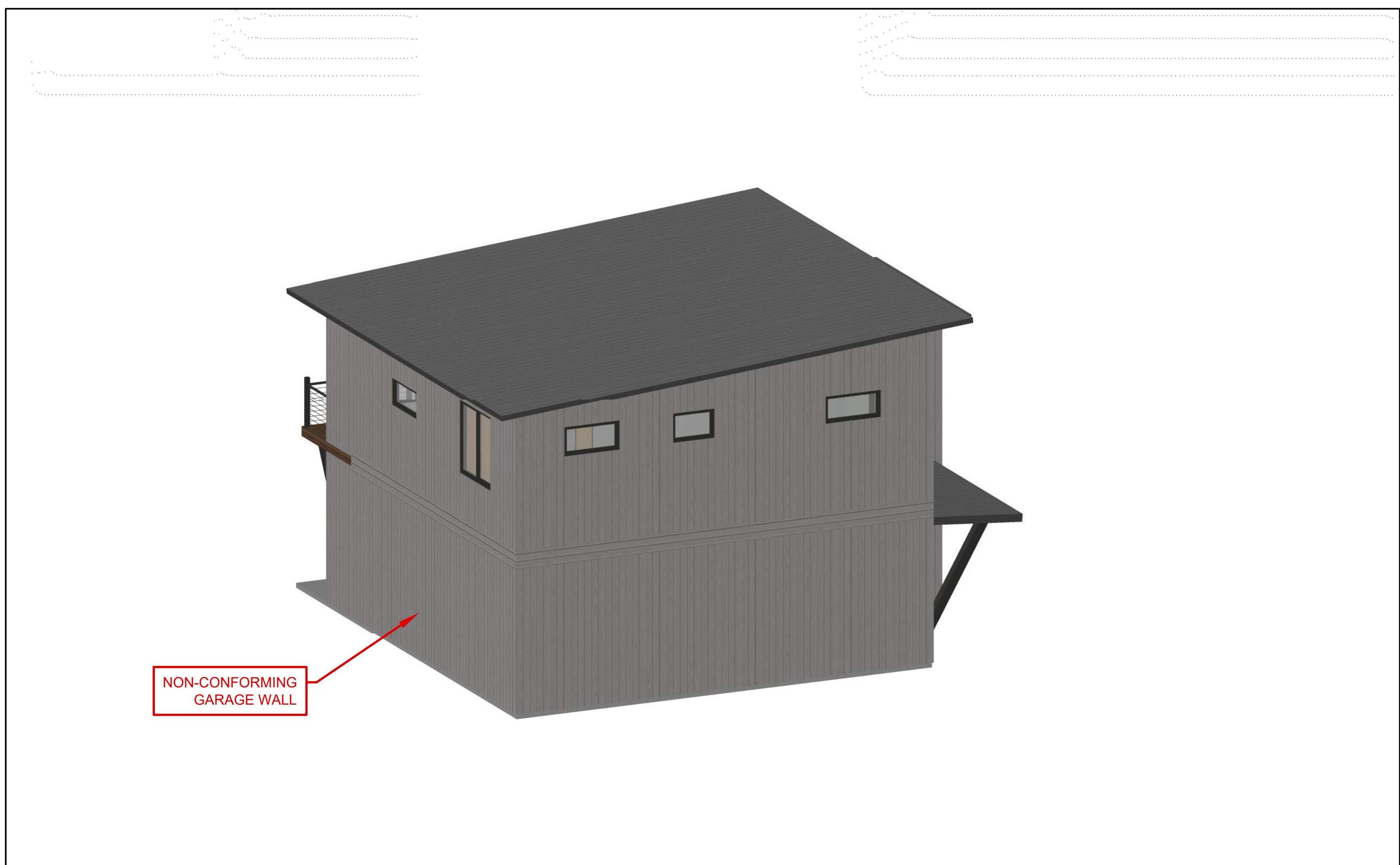
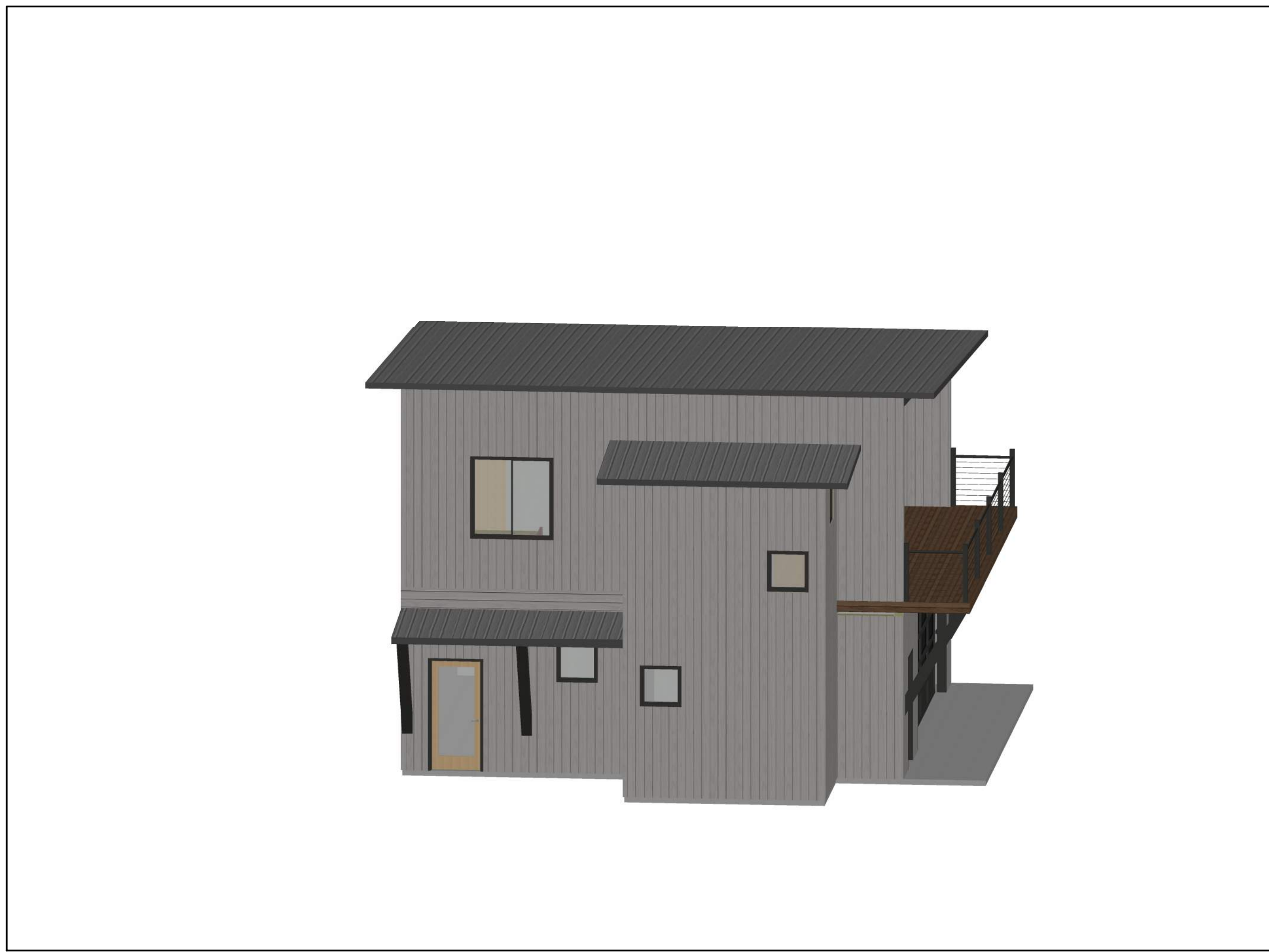
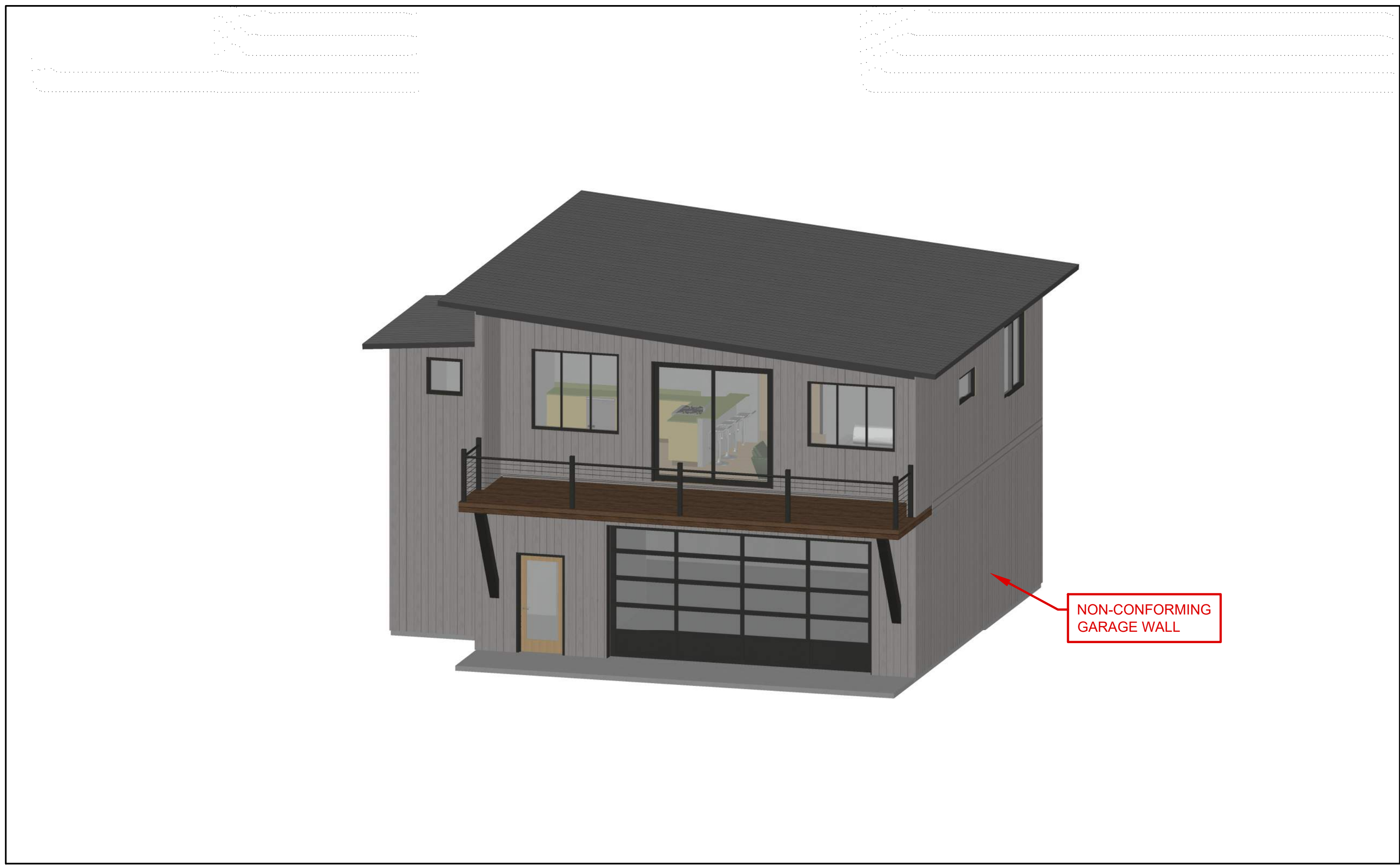
CAPOZZA ADU

SALIDA, COLORADO

NOTE: LAND AND WATER CONCEPTS, INC ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL DAMAGES, TO BE INCURRED BY ANY PERSONS OR FIRMS, INCLUDING ANY COMMISSIONS OR ERRORS BY OTHERS, IN ANY INSTANCE THE MAXIMUM LIABILITY OF LAND AND WATER CONCEPTS, INC SHALL BE A REFUND OF THE PRICE OF THE SERVICES PERFORMED. IT IS RECOMMENDED THAT ALL CLIENTS OBTAIN AN INDEPENDENT OFFICIAL ENGINEER PRIOR TO THE START OF ACTUAL CONSTRUCTION.

LAND & WATER
CONCEPTS
Home Design • Civil Engineering • Project Management





3/16" = 1'-0"
9/27/2021

A4

Title:
PERSPECTIVES

CAPOZZA ADU

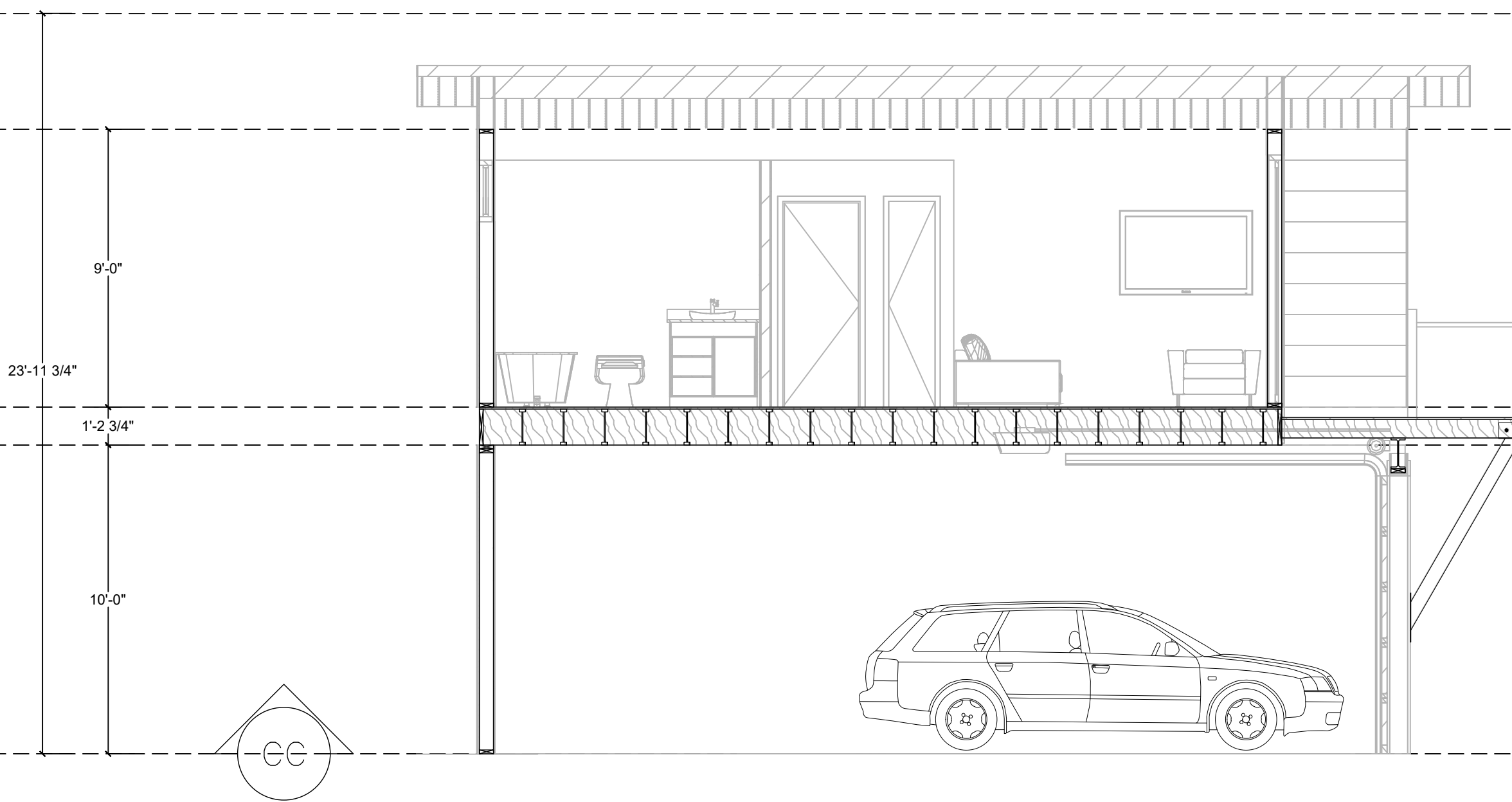
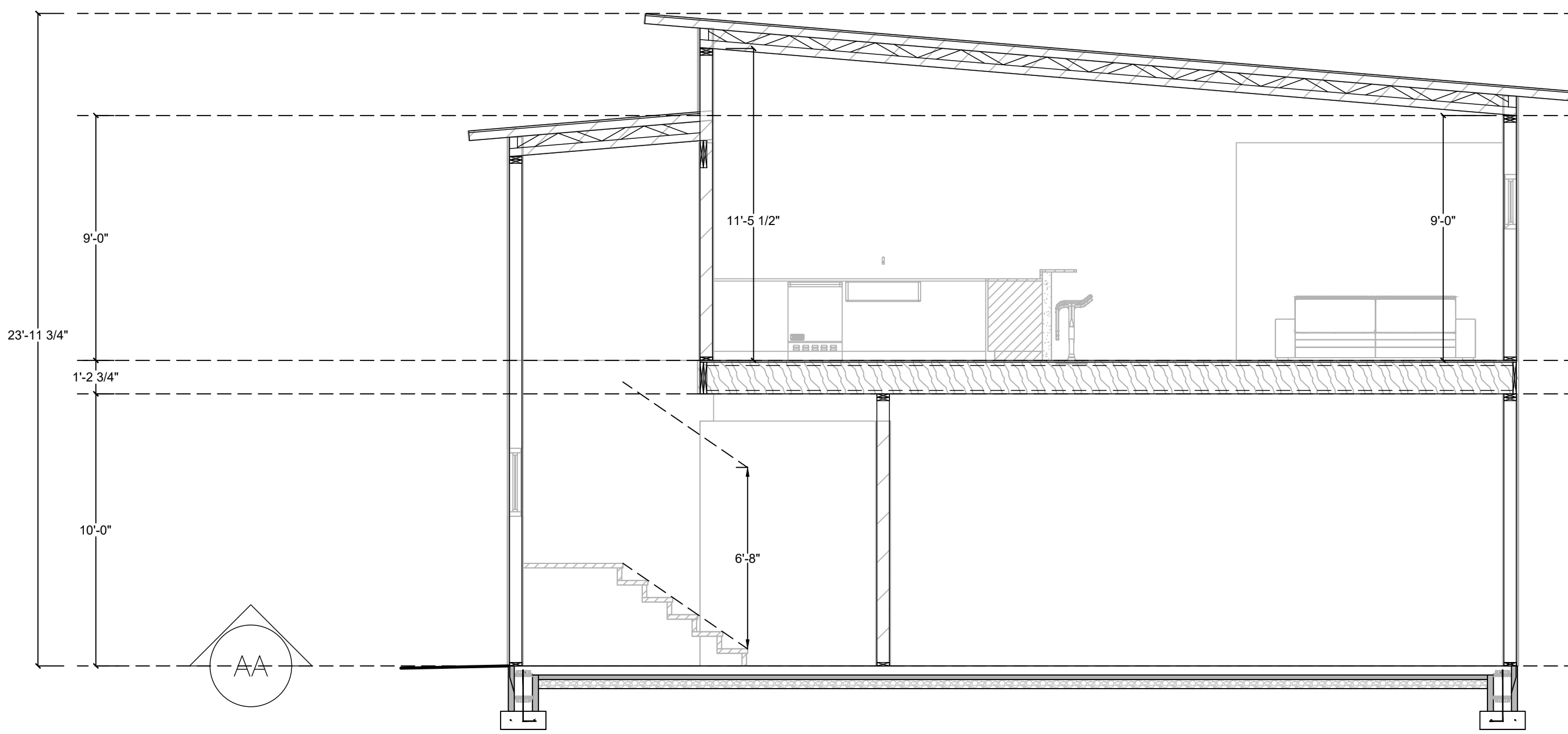
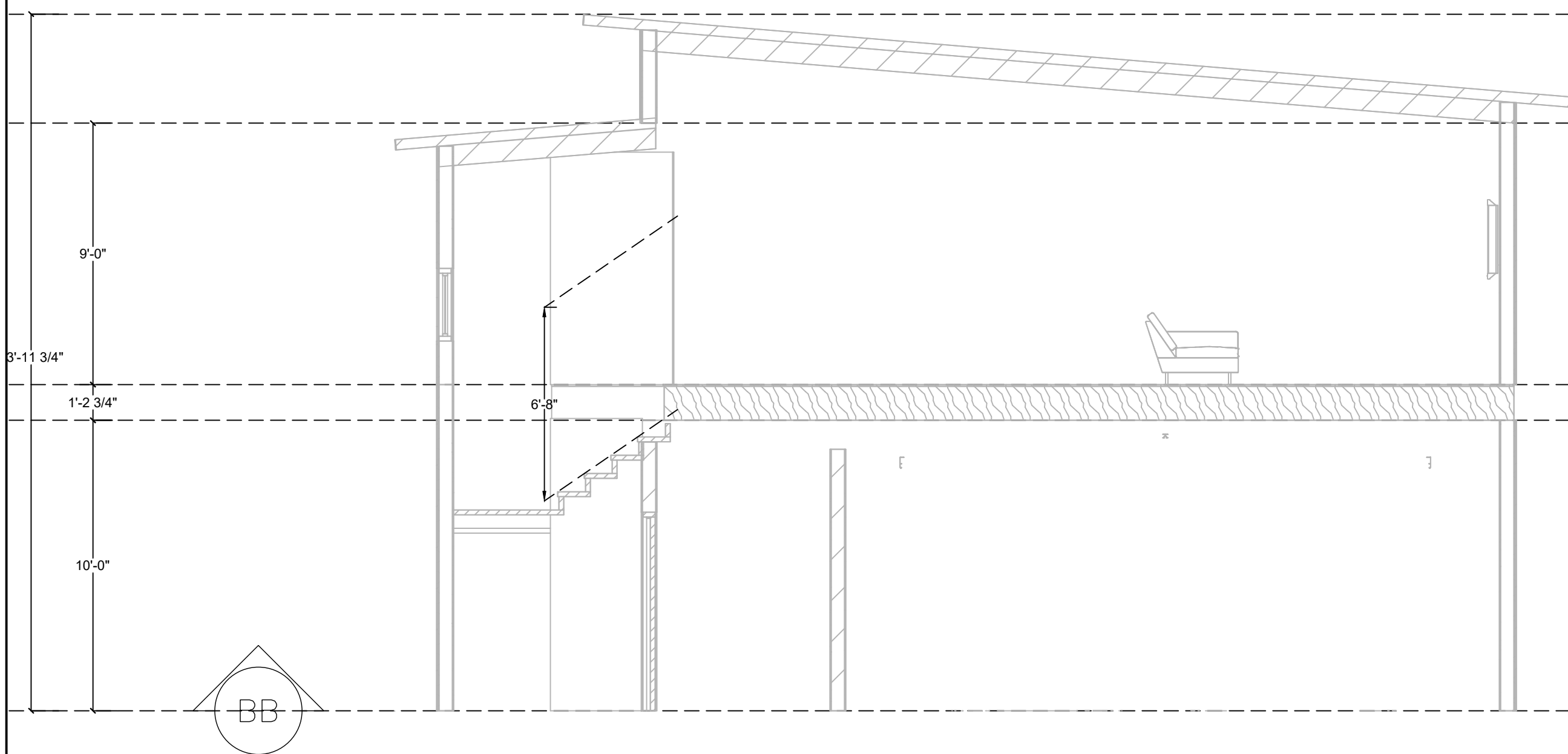
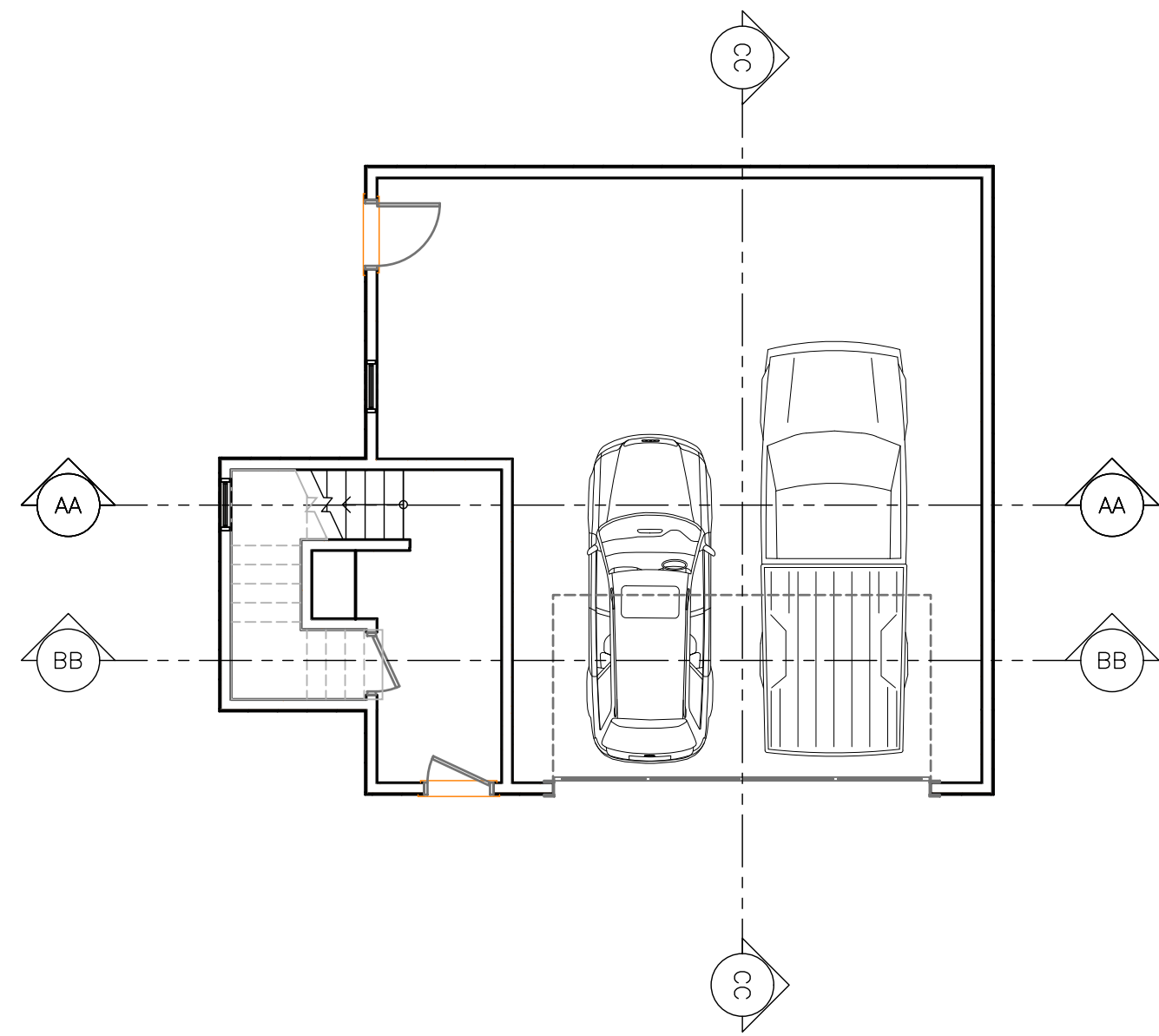
SALIDA, COLORADO

NOTE: LAND AND WATER CONCEPTS, INC ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL DAMAGES, TO THE CLIENT OR OTHERS, IN ANY CIRCUMSTANCES OR ERRORS BY OTHERS, IN ANY INSTANCE THE MAXIMUM LIABILITY OF LAND AND WATER CONCEPTS, INC SHALL BE A REFLUND OF THE PRICE OF THE SERVICES PERFORMED. IT IS RECOMMENDED THAT THE CLIENT CONSULT WITH AN ATTORNEY AND AN ENGINEER PRIOR TO THE START OF ACTUAL CONSTRUCTION.

LAND & WATER
CONCEPTS
Home Design • Civil Engineering • Project Management



DESIGN DEVELOPMENT



A5

1/4" = 1'-0"
9/27/2021

Title:
SECTIONS

CAPOZZA ADU

SALIDA, COLORADO

NOTE: LAND AND WATER CONCEPTS, INC ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL DAMAGES, ARISING FROM THE USE OF THIS DRAWING OR ANY OMISSIONS OR ERRORS BY OTHERS. IN ANY INSTANCE THE MAXIMUM LIABILITY OF LAND AND WATER CONCEPTS, INC SHALL BE A REFUND OF THE PRICE OF THE SERVICES PERFORMED. IT IS RECOMMENDED THAT YOU CONSULT WITH YOUR ARCHITECT AND OFFICIALS AND ENGINEER PRIOR TO THE START OF ACTUAL CONSTRUCTION.

DESIGN DEVELOPMENT

LAND & WATER
CONCEPTS
Home Design • Civil Engineering • Project Management



**Attn: Salida City Community Development and Board of Adjustments
Members**

To Whom it may concern,

I am an adjacent neighbor of Rocco and Rebecca Capozza, who live at 343 Teller Street. I am writing to say that I have no issue with the variance that they have submitted regarding plans for an ADU to be built above their current garage. The current garage wall on the alley side is located three feet from the property line and I have no issue with the 5 foot setback rule being dismissed for the second story wall to be located in the same plane as the first story (three feet from their property line).

Thank you,



Patricia (Sue) Bayuk

139 Chilcott Street

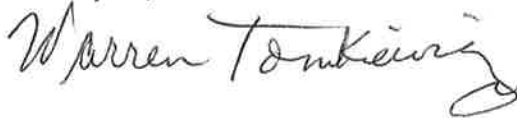
Salida, CO 81201

**Attn: Salida City Community Development and Board of Adjustments
Members**

To Whom it may concern,

I am an adjacent neighbor of Rocco and Rebecca Capozza, who live at 343 Teller Street. I am writing to say that I have no issue with the variance that they have submitted regarding plans for an ADU to be built above their current garage. The current garage wall on the alley side is located three feet from the property line and I have no issue with the 5 foot setback rule being dismissed for the second story wall to be located in the same plane as the first story (three feet from their property line).

Thank you,



Warren Tomkiewicz

335 Teller Street

Salida, CO 81201

**Attn: Salida City Community Development and Board of Adjustments
Members**

To Whom it may concern,

I am an adjacent neighbor of Rocco and Rebecca Capozza, who live at 343 Teller Street. I am writing to say that I have no issue with the variance that they have submitted regarding plans for an ADU to be built above their current garage. The current garage wall on the alley side is located three feet from the property line and I have no issue with the 5 foot setback rule being dismissed for the second story wall to be located in the same plane as the first story (three feet from their property line).

Thank you,


Joe Pasquale

340 Blake Street

Salida, CO 81201

**Attn: Salida City Community Development and Board of Adjustments
Members**

To Whom it may concern,

I am an adjacent neighbor of Rocco and Rebecca Capozza, who live at 343 Teller Street. I am writing to say that I have no issue with the variance that they have submitted regarding plans for an ADU to be built above their current garage. The current garage wall on the alley side is located three feet from the property line and I have no issue with the 5 foot setback rule being dismissed for the second story wall to be located in the same plane as the first story (three feet from their property line).

Thank you,



Samantha Bahn

123 Chilcott Street

Salida, CO 81201

**Attn: Salida City Community Development and Board of Adjustments
Members**

To Whom it may concern,

I am an adjacent neighbor of Rocco and Rebecca Capozza, who live at 343 Teller Street. I am writing to say that I have no issue with the variance that they have submitted regarding plans for an ADU to be built above their current garage. The current garage wall on the alley side is located three feet from the property line and I have no issue with the 5 foot setback rule being dismissed for the second story wall to be located in the same plane as the first story (three feet from their property line).

Thank you,

A handwritten signature in black ink, appearing to read 'Jackson Bahn', written in a cursive style.

Jackson Bahn

123 Chilcott Street

Salida, CO 81201