

MEMBERS	PRESENT	ABSENT	EXCUSED
MARLA LARSON	X		
ELLEN HARRIMAN	X		
SCOTT FRAZIER	X		
SHARON CAVE			X

OTHERS PRESENT: Planner Andie Ruggera, Planning Technician Michelle Spain.

I. CALL TO ORDER AT 7:06 PM BY CHAIR MARLA LARSON

Chairperson Larson amended the agenda to allow for election of officers at our next meeting.

II. PUBLIC HEARING – VA 16-2, SUBMITTED BY ANDREW V SOVICK FOR A VARIANCE OF DEMENSIONAL STANDARDS FOR A PROTECTED ENTRY WAY INTO THE YARD SETBACK

Open Public Hearing. Chair Larson opened the public hearing at approximately 7:08 p.m.

Proof of publication. Proof of publication was entered into the record.

Review of the Process. Planner Ruggera reviewed the process for a Variance Application, *Section 8.1*, of the Land Development Code (LDC). *City of Gunnison Land Development Code (LDC)*, Section 8.1, Variances, authorizes deviation from the dimensional standards of the underlying zone district.

The *LDC* specifies that variance applications be reviewed by the Zoning Board of Adjustments and Appeals (Board) at a Public Hearing after 15 days public notice. The Board may approve, approve with conditions, deny, or remand the application back to the applicant.

The applicant, Andy Sovick, is requesting a front setback variance for the construction of an entryway roof extension. The legal description of the property is Lots 11 and 12 along with the adjacent tract that is 57' by 50', Block 155, West Gunnison Addition, City and County of Gunnison, Colorado. Planner Ruggera reviewed the site plan submitted and commented that the current placement of the house was non-conforming as far as the setbacks. This request will extend the non-conformity by four feet so the setback will then be 6'.

Applicant Presentation.

Andy Sovick introduced himself and gave his reasons to enhance this property. This is his personal residence and he wanted to upgrade the look. This is a functional request also. The house was already situated below grade. This will help with any water damage in the future.

Public Input. There was none.

Staff Presentation. Planner Ruggera added that adding this roof extension provides reasonable use for this request. Staff is recommending approval.

Commission Discussion. There was no further discussion.

Close Public Hearing. Chair Larson closed the public hearing at 7:12 p.m.

ACTION

At the Zoning Board of Adjustments and Appeals meeting of June 1, 2016, Board Member Harriman moved, and Board Member Frazier seconded to APPROVE the request by Andy Sovick for Variance Application, VA 16-2 for a front yard setback variance at 700 North 14th Street, based on the following findings of fact:

Findings of fact:

1. The Zoning Board of Adjustments and Appeals finds that the record of this action includes the application contents on file with the City of Gunnison; all comments entered into the Public Hearing record; provisions of the *City of Gunnison Land Development Code*; and the *City of Gunnison Master Plan (2007)*.
2. The Zoning Board of Adjustments and Appeals finds that the application meets the seven review standards as defined in the *Land Development Code* for variances.
3. The Zoning Board of Adjustments and Appeals finds that the applicant is requesting a variance for the minimum front setback (6 feet) for the placement of a roof extension over the front entryway.
4. The Zoning Board of Adjustments and Appeals finds that the site is constrained with a double frontage lot configuration and with the existing dwelling unit location.
5. The variance allows reasonable use of the existing dwelling unit.
6. The Zoning Board of Adjustments and Appeals finds that the application promotes the long term health, safety, and welfare of the community.

Roll Call Yes: Larson, Frazier, Harriman

Roll Call No:

Roll Call Abstain:

Motion Carried

III. CONSIDERATION OF THE APRIL 20, 2016 MEETING MINUTES

Board Member Harriman moved and Board Member Frazier seconded to approve the April 20, 2016 meeting minutes as presented.

Roll Call Yes: Larson, Frazier, Harriman

Roll Call No:

Roll Call Abstain:

Motion Carried

IV. ELECTION OF NEW OFFICERS- tabled.

V. UNSCHEDULED CITIZENS -There were no unscheduled citizens.

VI. BOARD COMMENTS- None

VII. STAFF COMMENTS

- Planner Ruggera gave an update on current happenings within the Community Development Department.
- Lazy K property update was reviewed. Plans were submitted for review and a comment form was attached. This all listed on our website. This is the master plan for the property. There may not be funding until 2018. We will be looking for grant funds. The Master Plan will be ready in the next month. The Master Plan will need to be accepted by City Council.
- Complete Streets project was reviewed. Planner Ruggera confirmed that approximately 204 people participated. Many who attended were opposed to this design. The next meeting will not be until the end of June. The biggest concerns were the median and the protected bike lanes. The City will move forward but with some changes. Board Member Larson indicated that flower pots would do better on certain sections of Tomichi. Updates will be posted on our website. The consultants will be getting back to us in the next few weeks.

VIII. ADJOURN

The meeting was adjourned at approximately 7:20 p.m.

Marla Larson, Chair

Attest:

Michelle Spain, Secretary