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**MEETING DATE:** Monday, July 25, 2011  
**MEETING TIME:** 6:00 p.m.  
**MEETING LOCATION:** City Council Chambers, 448 E. First Street, Salida, CO

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**Present:** L. Malde, D. Stephens, M. Wilbur, C. Brown-Kovacic, T. Kennedy, D. MacDonald, K. Jefferson, H. Kasper

**Absent:** P.T. Wood, R. Leavitt

**I. APPOINT CHAIRMAN – Brown-Kovacic** nominated Stephens to be Chair of the BOA. Seconded by **Kennedy**. All were in favor.

**II. CALL TO ORDER - Stephens** called the meeting to order at 6:05 p.m.

**III. APPROVAL OF THE MINUTES - None.**

**IV. UNSCHEDULED CITIZENS -** There were no unscheduled citizens.

#### **IV. AMENDMENT (S) TO AGENDA**

There were no changes to the agenda.

#### **V. PUBLIC HEARINGS**

**1. Carroll Variance Application – 112 Park Place.** The purpose of the request is to receive two (2) variances. The first request is to receive a variance from the minimum setback of thirty (30) feet required for a front yard setback and the second request is to receive a variance from the minimum setback of thirty (30) feet required for the rear yard setback of the primary structure. The applicant is requesting a minimum allowed front yard setback of fourteen and a half (14.5) feet to build a roof structure over the existing front entry and the second request is for a minimum allowed rear yard setback of ten (10) feet to build a new roof over new stairs and attach to the existing accessory structure.

**A. Open Public Hearing- 6:05 p.m.**

**B. Proof of Publication - Yes**

**C. Staff Review of Application – Jefferson** summarized the staff report.

**D. Applicant’s Presentation – Rick Carroll, Owner. Jerry Seracuse, Architect.**

**MacDonald & Jefferson** provided clarification on several points.

**E. Public Input – Pat Soddy & Nancy McAninch** spoke in support of the application.

**F. Close Public Hearing – 6:56 p.m.**

**G. Commission Discussion-** Commissioners discussed the application and directed some questions to staff and the applicant. **Nancy McAninch** made an additional comment about the possibility of creating a historic district in the neighborhood in the future.

**H. Public Hearing reopened at 7:29 p.m. - Malde** asked a question of the applicant who responded.

**I. Commission Action -** A motion was made by **Wilbur** to approve the application because special circumstances do exist, there are no objections by the neighbors, the variances provide reasonable use and improves the neighborhood. **Brown-Kovacic** seconded the motion. The motion fails under a tie vote.

**Kennedy** made a motion to approve the variance for the rear setback and deny the variance for the front setback based on staff’s findings with the change that there are

special circumstances that exist. **Kasper** seconded the motion. All voters were unanimous and the motion carried.

**VI. UNFINISHED BUSINESS- None**

**VII. NEW BUSINESS-**

**VIII. BOARD COMMENTS-**

**IX. ADJOURN.** The meeting was adjourned at 7:41 p.m.