

Zoning Board of Adjustments Special Meeting

With Public Hearing

Newcomb Community Center

December 17th, 2024, at 7:00pm

Remote participation via ZOOM please use: <https://us06web.zoom.us/j/3732819188>

MINUTES

1. Call to Order: Chairperson Ed Pianalto called the meeting to order at 7pm. Zoning Board member Ed Herman was present. Zoning Board members Rodger Lull and Jesse Garetson were present via Zoom. Minutes taken by Clerk Sara Gibb.

2. Public Hearing:

The Pitkin Hotel, located at 329 Main Street, Pitkin, CO has requested a variance for a setback reduction to the downstream side boundary from 10' to 5' to accommodate a planned structure.

Bob Taylor, property owner/applicant shared that the underground septic tanks had to be located 5' from the existing hotel building, and 5' is required on the downstream side as well, which cuts into the buildable space. The Taylors would like to accommodate bands and weddings and to do so, the stage must be 25' wide.

The site plan drawings were presented to and reviewed by the Zoning Board and members of the public.

The public hearing was opened at 7:14 pm

Public comments: Ramon Reed – He does not see any drawings of the building itself. He would like to know about the slope and direction of the roof of the building. Plans were reviewed to show the slope. Contractor Phil Duetsch stated that the plan is for a gable roof shedding west and east. Mr. Reed stated that the reasons for setbacks between neighboring properties are for fire protection and snow shed. There have been instances of damage between neighboring properties due to snow shed from properties being too close together. He would like the Zoning Board to consider the potential. There may be options without changing the design. The Zoning Board can put restrictions or conditions on the variance, such as the siding/building materials used must reduce the risk of fire. Snow and fire should both be taken into consideration.

Contractor Phil Duetsch stated that the roof is at a 4/12 pitch, which decreases the risk of a fast fall. Snow breaks could be installed to prevent the roof from sliding all together.

Zoning Board member Jesse Garetson asked if the longer roof was on the downstream side. This was confirmed.

The public hearing was closed at 7:21 pm

Clerk Sara Gibb provided a staff report confirming that the site plan accurately represents the site. She confirmed the location of the underground tanks – a propane and 2 OWTS tanks – which decrease buildable space on the property.

A letter from adjacent neighbor Chuck Waugh was read aloud. He is supportive of the Taylors utilizing their property up to their shared property line.

Zoning Board member Jesse Garetson asked if there would be 15' between neighboring buildings. Zoning Board chairperson Ed Pianalto confirmed.

Zoning Board member Rodger Lull stated that the defensible space between properties is important, but this is not the type of structure that is likely to have a fire (storage, stage). He doesn't have any objection if the neighbors do not.

Zoning Board member Ed Herman had no comments or questions.

Zoning Board Chairperson Ed Pianalto stated that his initial questions included: where are the septic tanks, the propane tank, and the stairs? There is no way to move the stage closer to the hotel structure due to the location of the tanks. The letter from the neighbor holds considerable weight. He asked if there was a structure within the 10' of the property on the affected neighbor's side. Mr. Taylor stated that the neighboring property has a structure located at what he believes to be in excess of 10'. He understands the need for this request.

3. For Zoning Board of Adjustments Action:

- Discuss with possible action: Approving a variance request for a setback reduction to accommodate a planned structure at the Pitkin Hotel.

Motion to grant the variance as stated on the drawings made by Zoning Board member Jesse Garetson. Seconded by Zoning Board member Ed Herman. Motion carried 4-0.

4. ADJOURN: Meeting adjourned at 7:30pm