

January 16, 2023 Zoning Board Meeting:

ZONING CHANGE REQUESTED BY THE BOARD OF ZONING ADJUSTMENTS:

A1: The land area to be re-zoned is described as follows:

Block 56, Lots 1,2

Block 47, Lots 1-4, inclusive

Block 46, Lot 4 (all that this sliver contains)

Block 45, Lots 1–10, inclusive (In order to match lots 11-32 which are already zoned

Business.

Block 38, Lots 6-8, inclusive, to match lots 1-5 which are already zoned Business.

Block 37, Lots 1-4, inclusive, which are all owned by the T. Gibb family.

Block 28, Lots 1-4, inclusive, which are all very tiny slivers.

Each of these lots are a part of blocks which are already zoned Business with the exception of Blocks 28, 46, 47, and 56 which are comprised of small slivers of lots on a diagonal.

A2: Justification for the areas to be re-zoned:

b. The zoning of these areas was discussed and it was thought that there is an error on the zoning map of Pitkin that has been used recently. It was the memory of Rodger Lull and Jesse Garetson that the original zoning map showed these areas as zoned as business. That map seems to be lost. The map currently being used is thought to have been found and provided by Rand Makowski as one that his father had created. It is the opinion of the Zoning Board of Adjustment that these errors should be corrected. There is no hardship for any of the property owners of the lots listed above with this change. A Business zoning will not change their real estate taxes, but will allow more variety of the use of the property. As all but the “sliver lots” border property that is already zoned Business, this should not create any spot zoning.

d. Letters were sent to adjacent property owners. There were no objections to the change. One owner asked for clarity that it would not change their real estate taxes.

A3: The description of these lots has already been given in A1. A diagram is attached. There is no plan of a change in “proposed uses” if this is granted.

A4: Justification is given in A2.

A5: Anticipated effects on adjacent uses and users and the Town of Pitkin are minimal. The owners of the above listed properties will have more options available to them.

Keep in mind that except for the “sliver lots”, there are just five owners of these lots: Radovich, Linenbroker Trust, Gibb Family, Kapps, and the Town of Pitkin.

This request is respectfully submitted by the Pitkin Zoning Board of Adjustment.