

Steamboat Springs Board of Adjustment meeting, October 23, 2018

The special meeting of the Steamboat Springs Board of Adjustment was called to order at approximately 5:00 p.m. on Tuesday, October 23, 2018, in Room 113-114, Centennial Hall, 124 10th Street, Steamboat Springs, Colorado.

Board of Adjustment members in attendance were:
Chair Jim Moylan, Vice-Chair Theo Dexter, Tom Effinger, David Levine and Peter Arnold.
Absent: Ryan Spaustat

Staff members present were planning technician Michael Fitz and staff planner Kelly Douglas.

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None.

#1: MAA-18-10, Crawford Add. To Steamboat Springs, Block 10, Lots 6-7
Board Member Effinger recused himself from this item.

STAFF PRESENTATION

Kelly Douglas:

The application before you tonight is a major adjustment to a property located off of Missouri between Larimer and North Park Road. It is zoned Residential Old Town. The lot is registered as legally nonconforming at this time.

The request tonight is to adjust the minimum lot size from the standard 6,000 square feet for RO to 4,771 square feet as well as reducing the 10-foot side and rear setbacks to eight feet. This is so the applicant who also owns the adjacent property may develop this property. In its current configuration, under the legal nonconforming lot standards that would be considered held in common ownership and wouldn't be eligible to be developed any further.

Should the Board choose to approve this request tonight, the lot will be legally conforming and may be developed independently by the applicant; they could sell it to someone else. That would all be okay through the Code.

Staff is recommending approval. We have not received any public comment.

QUESTIONS FOR STAFF

Levine confirmed that the applicant is under contract to buy the property and that this request leaves all the dimensional standards intact (FAR, lot coverage, height, front setback.)

Douglas: These side and rear setback reductions are consistent with what is allowed for a legal nonconforming lot as it is in the code. Because this is an adjustment that would bring the lot into legal conforming status, they would no longer be entitled to those legal nonconforming setbacks that go along with that status. So they're asking for that adjustment so they can develop the property consistent with how anyone else would be entitled to should they have a nonconforming lot of a substandard size as we have here. So they're asking to keep that going forward.

APPLICANT PRESENTATION

Christopher Paoli, Applicant Representative:

What we're requesting is what anyone else would have the ability to do with a lot like that. I don't have any plans for the lot other than we would just like to own it and probably at some point develop it for a family member.

QUESTIONS FOR APPLICANT

None.

BOARD MEMBER DELIBERATION/MOTION

Board Member Arnold moved to approve MAA-18-10.

Board Member Dexter seconded the motion.

The motion carried with Board Member Levine opposing.

Moylan: We will adopt the staff's findings with respect to compliance with the CDC 718-D for 4,771.8 square feet and the setbacks.

Levine clarified that he did not support the motion because there was no plan regarding what will be done with the lot. He wanted to see some sort of plan.

Approval of Minutes: August 16, 2018

Moylan: I did a couple of capitalization things. We were inconsistent with MAA and capital C for code. Nothing substantive I would change.

Board Member Dexter moved to approve the August 16, 2018 meeting minutes with corrections as mentioned by Moylan; Board Member Levine seconded the motion.

The motion carried unanimously.

ADJOURNMENT

Board Member Effinger moved to adjourn the meeting at 5:10 p.m.

Board Member Dexter seconded the motion. The motion carried unanimously.