

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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MINUTES

DESIGN REVIEW COMMITTEE

March 1st, 2018

Design Review Committee Attendees: Thomas Hein, Lori Holgate, Wes Bellamy, Ben White
Staff Attendees: Dom Eymere

Motion: Approve the Minutes for February DRC meeting.
Vote: Draft was not completed by the meeting date and the Approval was tabled.

Business: **Buckel Mixed Use Commercial and Residential Building**, 225 Gillaspay Ave, Lot C27, Block 5, Filing # 2

Discussion: The project was introduced and a short review occurred. The owners, architect and builder were present during the review. During the formal review it was determined that the context was appropriate for the neighborhood. Additional items that were discussed were: Landscaping requirements were sufficient, the 5 ft. encroachment into the ROW was ok, the metal siding as the primary exterior siding was appropriate, but still need a calculation, the colors were appropriate, but a garage door color would need to be submitted. The only concern for the project was the height. The proposed changes to the SAR include a different height measurement tool. The calculation is to the mid-point of the eve and ridge. This is similar to Gunnison County's measurement. It was determined that it was appropriate.

Motion: The Motion to Approve the shed was passed Unanimously with Conditions. The Conditions set forth are: The Condition that the handicap parking area would need to be paved and that in two years' time, the whole parking area adjacent to Gilaspay would be paved in conjunction with the Metro District or other paving projects.

Business: **CBHD Multi-Family Townhome**, 364 Elcho Ave, Lot C17, Block 4, Filing #2

Discussion: Ben White acknowledged that he was the architect on the project and stepped down. General discussion of the project followed. The multi-family project was determined to be appropriate to the neighborhood. It was determined that only 3,000 points of landscaping was needed and not 1,500 per unit. Parking and turn-around were discussed as to being sufficient. The addition of porches to the two interior units was discussed and proposed by the architect and owner, as well as, the changes to exterior siding would be stucco.

Motion: The Motion to Approve the project was unanimous with the following conditions: Add two more parking spots and an additional area for turn-around. This would also trigger an increase in snow storage area. New siding detail would be submitted and reviewed by the DRC. Balcony details would need to be submitted and reviewed by the DRC. Light plan would show fully enclosed down lite lighting.

Business: **Fitzgerald, Trek Venture Duplex Residence, 324 Zeligman St., Lot 33, Block 21, Filing #3**

Discussion: Both the architect and the owner were on hand to introduce the project. It was determined that the neighborhood context was appropriate. Some concerns over the turn-around and parking areas, as well as, the driveway were discussed and options were contemplated.

Motion: The motion was passed unanimously to Approve the project with the following Conditions: Some of the trees will be allocated to the SW corner in the interest of privacy for neighbors. Parking areas would be enlarged to 10 x 20 ft. An encroachment into the front setback will be allowed up to 5 ft. to help with the addition of another parking area. It was determined that there was ample room between the property line and edge of road to accommodate the infringement. Finally, the changes would stimulate an increase in the snow storage areas.

Adjourn: **9:30 pm**