

# CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224  
PHONE (970) 349-1162, WEBSITE: [www.cbsouth.net](http://www.cbsouth.net), FAX (970) 349-1163

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## DESIGN REVIEW COMMITTEE MEETING

July 21, 2022

DRC Members present: Ben White, Eric Shull, Wes Ballamy, Lori Holgate

Staff present: Tee Pleak

Community members present: Scott Moran, Mike O'Connor, Alex Penwill

Ben called the meeting to order at 6:09

**O'Connor, Single family home**, Block 26, Lot 34, Filing #4, AKA 116 Anderson Drive

The lot has a slope down to the street. This challenge will be addressed.

No public comment.

Neighborhood context: yes

Site plan: approved

Landscaping, labels, dimensions, turnaround, parking: landscaping meets approval. Turnaround and driveway meet approval

Building orientation: looks at Red Mountain, approved

Grading – drainage, retaining walls: The committee does not see drainage noted. Eric doesn't see any issues. Ben asked about the Geotech report. This report was done by SGM. Rocks from the yard will be used for retaining walls. The committee approves.

Eric asked about structural drawings. They are trying to line up structural drawings.

Setbacks, labels dimensions: approved

Privacy, views: approved

Snow storage with calculations: meets approval

Fences storage: no fences planned

Easements: noted and approved

Height calculations: noted on plans. Meets approval

Contour lines: present

Proposed utility routes: There was a discussion about the location of the propane tank. Builder will check with fire department.

All existing site conditions or structures detailed: n/a

Building mass: approved

Overall concept meets DRG: yes, approved

Elevations: present

Floor plan: present

All exterior finishes labeled with material and color: noted and approved

Color sample chart: noted and approved

Windows, doors, opening: present and approved

Floor plan with pitch over 30': approved

No single elevation plane over 34' tall: approved

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Metal siding calculations: n/a  
Lighting plan – locations, dark sky compliant: approved  
Height calculations from existing grade equal or less than 32': approved  
Accessory building: n/a

Ben asked about the Hardie panels. Eric asked about the exposed foundation. They will bring siding down to the dirt.

Wes commented on the drainage

Eric reminded them to check on the propane location.

Eric wants the finalized plans to match exactly what will be approved tonight.

Conditions:

- Cross check these plans with final stamped set.
- Confirm propane tank location and it must be buried.

Eric makes a motion to approve the plans with the said condition.

All are in favor. Motion carried.

**Bellamy, single family addition**, Block 5, Lot 40, Filing #2, AKA 177 Elcho

Adding a companion building on lot. This will be similar to existing house – two bedrooms with an office. Head in parking, will shared garage. They will add a greenhouse in yard and have a storage unit under the existing deck.

Ben asked about usage. They are not planning on commercial space beyond Wes's office. They do not plan to subdivide. This unit will be a rental. There will be a breezeway connecting two buildings.

No public comment.

Neighborhood context: appropriate and approved

Site plan: present and approved

Landscaping, labels, dimensions, turnaround, parking: Owners will add an additional 1500 points of landscaping. Parking – adding 4 spots, there was a discussion about parking in the easement in the commercial district. This is approved

Building orientation: views up Cement Creek, approved

Grading – drainage, retaining walls: flat lot. approved

Setbacks, labels, dimensions: There was a discussion about head in parking in the setback. The DRG was consulted. Approved

Privacy, views: Approved

Snow storage with calculations: noted and approved

Fences storage: no fences, there will be a storage under existing deck.

Easements: yes, labeled with dimensions. approved

Height calculations: benchmark noted.

Contour lines: present

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Proposed utility routes: indicated and approved  
All existing site conditions or structures detailed: n/a  
Building mass: approved  
Overall concept meets DRG: yes  
Elevations: to scale, yes  
Floor plan; to scale, yes  
All exterior finishes labeled with material and color: noted and approved  
Color sample chart: present and approved  
Windows, doors, openings: approved  
Floor plan with pitch, overhangs: approved  
No unbroken roof plan over 30': There is one roof plane that is 31'. There was a discussion of jogging the roof line. The DRC agrees that this is approved with a break in the fascia line.  
No single elevation plane over 34' tall: approved  
Metal siding calculations: noted and approved  
Lighting plan – locations, dark sky compliant: approved  
Height calculations from existing grade less than 32': yes, approved

Accessory building: Greenhouse  
Building mass: approved  
Locations approved  
Orientations: approved  
Setbacks: approved  
Floor plan: n/a

#### Conditions:

- 31' roof line to be broken with jog in fascia

Ben makes a motion to approve with the single condition of the roof line.  
Eric seconds and the motion carries.

#### **Penwill Property**, Block 22, Lot 7, 81 Janet Place

Alex Penwill wants to build on challenging shaped lot. There is an active drainage on 2/3 of lot. They want a variance to build into the back setback and the front setback. They also want to discuss putting the corner of the garage on the property line.

Ben comments on building in the setback could obstruct the neighbor's views.

Eric comments on driveway and moving the house into the front setback would be easier.

The DRC agrees that this is a tough lot and they are good candidates for a variance.

Lori asked if they would prefer a setback variance in the front or the back of lot. Property owners want both.

Eric notes that every lot in CB south is designed to be a buildable lot, so they are willing to work with the property owners.

There was a discussion about the driveway.

Eric proposes allowing a 10' variance into both the front and back setbacks.

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Ben suggests approval by the neighbors.

Ben makes a motion to approve a setback variance for Jante place lot 7 allowing for a 10' encroachment on the front and back setbacks. This motion includes acquiring approval of the neighbors.

Eric seconds this motion.

All are in favor and motion carried.

The POA staff will write a letter with notice of approved variance. The property owner will ask neighbors to sign if they do not approve.

## **Block 4, Lot C17 Resultant, AKA TDB Elcho Ave** setback determination

The DRC is tasked with determining the setbacks and easements on this resultant lot.

There was a discussion about the driveway.

There was a discussion about the easement lines.

There was a discussion about sides, front, and back setbacks.

The committee agrees that the commercial area setbacks are already determined to be 7.5 except for the utility easement, which is 8 feet.

The committee agrees on front, back and side of the lot.

Based on the analysis of the site they conclude that the front of the lot is on the west property line. The rear property line is the east side. The north and south property lines are on the sides.

They will default to the commercial area master plan for setbacks.

Wes reports that this might be his last DRC meeting.

Ben adjourns the meeting at 8:49.