

**AGENDA**  
**City of Glenwood Springs**  
**Planning and Zoning Commission**  
**Regular Meeting**  
**July 26, 2016**  
**Council Chambers, First Floor, City Hall**  
**101 W. 8<sup>th</sup> Street**  
**6:00 p.m.**

1. Roll Call.
2. Receipt of the minutes from the June 28, 2016 regular meeting.
3. Comments from citizens appearing for items not on the agenda.

**Continued Public Hearings:**

4. #39-15 – Consideration of a request for a major development permit, major subdivision, zoning variance, and design variances for the construction of 34 residential units (12 single family homes, 10 duplex units, and 12 townhomes multi-family units).

Applicant: Craig Helm, Western Slope Properties, LLC  
Owners: First Baptist Church of Glenwood Springs  
Location: 2225 Midland Avenue (PIN: 2185-164-00-087 and 2185-164-00-089)  
Zone: R/4 Residential Transitional

5. #12-16 - Consideration of a request for a special use permit for a single family residence in the Hillside Preservation Overlay zone district.

Applicant: Bruce Barth, Red House Architecture P.C.  
Owners: Michael David Simpson and Angela Grace DiMercurio Simpson  
Location: Property between 1776 and 1804 Midland Avenue  
(PIN: 2185-162-00-008)  
Zone: R/1/6 Single Family Residential and Hillside Preservation Overlay Zone

**New Public Hearings:**

6. #16-16 - Consideration of a request for a design variance from 070.130.158 Downtown Design Standards for a fence exceeding 3.0 ft. in height.

Applicant: Bruce Barth, Red House Architecture P.C.  
Owners: Bruce and Dara Barth  
Location: 815 Blake Avenue (PIN 2185-094-13-006)  
Zone: C/2 Core Commercial

7. #17-16 – Consideration of a request for a zoning variance for the rear yard setback for the construction of an accessory dwelling unit and the acknowledgement of side yard setbacks for historic encroachments of the existing home and side retaining walls.

Applicant: Todd Leahy  
Owners: Todd Leahy  
Location: 1028 Blake Avenue (PIN: 2185-094-30-008)  
Zone: R/2 Limited Multi-Family Residential

8. Community Development Director's Update.
9. Comments from the Commissioners.
10. Adjournment.