

**Town of Crested Butte
Board of Zoning and Architectural Review
April 29, 2025**

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

With a quorum present, Davol called the meeting to order at 6:06 pm.

Members present were: Nauman, Davol, Anderson, Spann Labato (via Zoom), Schmidt, and Staab.

Staff members present were: Earley, Yemma, Fillmore and Archambault.

Davol made a motion to approve the agenda for the April 29, 2025 BOZAR meeting.

Anderson seconded the motion. The motion passed unanimously in support.

Davol made a motion to approve the minutes from the March 25, 2025 BOZAR meeting.

Anderson seconded the motion. The motion passed unanimously in support.

Item No. 1

*Consideration of the application of **Margaret E. Ochs and David J. Ochs** to site an addition on the existing single-family residence and an addition to the existing accessory dwelling to be located at 801 and 803 Red Lady Avenue, Block 65, Lots 17 and 18 in the R1 zone.*

Staff Presentation: Earley explained that Missy Ochs submitted plans for an addition to the existing SFR and ADU at 801-803 Red Lady Avenue within the R1 zone. The addition to the existing SFR is subordinate. The roof forms are a bit atypical, but meet requirements for pitches within the GL. Gable and shed are supported, but the way that they are incorporated is atypical. Zoning requirements for this proposal have been met. The new rear porch meets requirements in 4.51. The square windows on the west were separated with trim. The east elevation door was revised to be an inswing French, which meets requirements of GL 4.66. Discussion of the proposed variance of materials is encouraged to ensure that it meets requirements of the GL 4.81. The porch addition to the existing ADU meets requirements of the GL for both porches 4.59-4.61 and also ADU's 4.88 .

Proper public notice has been given.

DRC: Davol and Schmidt were members at the March 17, 2025 DRC and asked for confirmation if any of the elevations changed since DRC. The applicant confirmed that a prow was added on the north elevation. They can discuss this more during Board Deliberation. There was a concern with the east side, a question of the door operation, which was changed. The work on the ADU was minimal and was supported.

Applicant Presentation: Ochs explained that the windows were changed and the trim was changed. They wanted to make the new structure look like it was there first, and then the house was added onto later, despite it being the other way around. It is a small house, the parents are living in the downstairs playroom. So this is a chance for them to create a master bedroom. This is also a good chance for them to create a better, safer entrance to the house, during winter months when it is icy. They have removed a parking space on the west and have proposed fencing, so that they do not have to drive across the sidewalk, which is the safe-walk near the school.

Public Comment: N/A

Close Public Comment

Board Questions and Deliberation: Members asked for confirmation of if there was any landscaping removed for the addition and the applicant confirmed that yes, three aspens in the back yard that may have to be removed/moved. They believe that two of the three will be spared. One of the trees is dead and must be taken down. If they have to

cut the roots to get the foundation laid, then they will likely need to be removed. The applicants confirmed that if they have to remove, they would be happy to replace.

Members discussed the siding change for the addition and it was supported.

Nauman confirmed that the east door will be a French doors. This is the case and Earley confirmed that the floor plan shows this.

The original house was built in 1998 and the accessory was finished in 2002. This property was awarded House of the Year.

Line on the rear roof is a prow, they extended the top gable to give it some expression. 701 Butte Avenue's accessory was given as an example of this roof. They are still under FAR allowances.

Materials were reviewed. Trim is 1x4 off white. Plan is to use cedar for the trim, to match the look of the existing home's trim. Nauman confirmed if they would be replacing the front door. The applicant confirmed that they would and it will be a ¾ light wood. The current door is not airtight. The posts for the addition will not be turned and will be 5"x5".

*The Board finds that the application **Margaret E. Ochs and David J. Ochs** to site an addition on the existing single-family residence and an addition to the existing accessory dwelling to be located at 801 and 803 Red Lady Avenue, Block 65, Lots 17 and 18 in the R1 zone will not appear excessively dissimilar to structures of like use within the surrounding neighborhood.*

*The form of the additions **are** with additions in the R1 zone neighborhood.*

The roof for the addition can be supported by the application of Guidelines 4.32-4.34 (mass/scale/form) and 4.35-4.39 (design and style) based upon the following:

- *The addition steps down from the existing building's ridge.*
- *The addition is on the rear of the property and not visible from the street.*

*The application **can be supported** by the application of Guidelines 4.25, 4.26 (context), 4.41-4.45 (roof forms), 4.53-4.61 (windows), 4.66 (doors), 4.75, 4.79, and 4.81-4.83 (materials) with the*

following conditions:

- *Final landscape plan should be provided to the building department for Chair review and sign off if changes are proposed during the construction phase. If any trees need to be removed, this will come back to the BOZAR Chair and Town Staff.*
 - *Parking must be maintained and accessible on a year round basis.*
 - *Snow must be stored onsite or removed from the site and cannot be stored on town right's of way.*

If approved by the Board, the approval is valid for one year from the approval date with a request for extension of up to three years administratively through Staff.

Nauman made a motion to approve the architectural appropriateness for the application of Margaret E. Ochs

and David J. Ochs to site an addition on the existing single-family residence and an addition to the existing accessory dwelling to be located at the aforementioned address in the R1 zone based upon the finding, and per the plans and materials list.

Staab seconded the motion. The vote passed unanimously in support.

Item No. 2

Miscellaneous

- DRC for May 12 and 19: Schmidt and Nauman BOZAR is May 27th
- DRC for June 9 and 16: Spann Labato and Anderson BOZAR is June 24th
- DRC for July 14 and 21: Staab and Davol BOZAR is July 29th
- DRC for August 11 and 18: Spann Labato and Alvarez Marti BOZAR is August 26th
- Gunnison Watershed School District: Update for the Board regarding the site plan
- Preservation Month reminder of events

Nauman adjourned the meeting at 6:52 p.m.