

**Town of Crested Butte  
Board of Zoning and Architectural Review  
June 24, 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, Nauman called the meeting to order at 6:03 pm.**

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

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

**Nauman made a motion to approve the agenda for the June 24, 2025 BOZAR meeting.**

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

**Nauman made a motion to approve the minutes with revisions from Spaan Labato from the May 27, 2025 BOZAR meeting.**

**Davol seconded the motion. The motion passed unanimously in support.**

**Item No. 1**

*Follow up review requested by the Board pertaining to the application of **Franklin D. Guidone and Elizabeth A. Guidone** for the proposed chimney on the west elevation of the new single-family residence and one cold accessory building and one heated building to be located at 75 Pyramid Avenue, Lot T3, Slate River Subdivision in the R1F zone.*

**Staff Presentation:** Earley explained that Chris Penfield and Andrew Hadley have submitted revised plans regarding the chimney for the proposed single-family residence, which was approved at the May 27<sup>th</sup> BOZAR meeting with the condition that the chimney be revised. The chimney now exits from the roof and no longer is located on the west wall. Staff finds support. Due to this revision and window was removed from this elevation. The site plan was also updated to reflect the proposals noted at the May 27<sup>th</sup> approval for the landscape plan. Proper public notice has been given.

**DRC:** NA

**Applicant Presentation:** Hadley and Penfield explained that he pushed the client to relocate the chimney near the ridge. They worked it into the plan. Due to this change, there will be less snow maintenance

**Public Comment:** None.

**Close Public Comment**

**Board Questions and Deliberation:** Spann Labato confirmed if the fireplace was on Level 1 or 2 and Hadley explained. Level 1 is the basement. All members agreed that this puts the chimney in the right spot, better supported by the guidelines.

All members supported the revisions to the site plan.

*The Board finds that the revised chimney on the west elevation of the single family residence relating to the application of **Franklin D. Guidone and Elizabeth A. Guidone** to site a single-family residence and two accessory buildings (one cold, one heated) to be located at 75 Pyramid Avenue, Lot T3, Slate River Subdivision in the R1F zone which was approved at the May 27, 2025 BOZAR meeting with conditions; review of the chimney was deferred to the full Board and **can be supported** by GL 4.25-4.26 and 4.71.*

*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 Franklin D. Guidone and Elizabeth A. Guidone to site a single-family residence and two accessory buildings (one cold, one heated) to be located at the aforementioned address in the R1F zone and based upon the findings, and per the plans and material list.**

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

Item No. 2

Miscellaneous

- DRC for July 14 and 21: Staab and Davol BOZAR is July 29<sup>th</sup>
- DRC for August 11 and 18: Spann Labato and Alvarez Marti BOZAR is August 26<sup>th</sup>
- DRC for September 15 and 22: Schmidt, Alvarez Marti and/or Anderson BOZAR is September 30<sup>th</sup>
- DRC for October 14 (TUESDAY) and 20: \_\_\_\_\_BOZAR is October 28<sup>th</sup>
- Upcoming zoning code work sessions – summer BOZAR

**Nauman adjourned the meeting at 6:22 p.m.**