



Coles Meat Processing Facility
A 4th Generation Family Tradition
457 Highway 84
Pagosa Springs, Co. 81147
Patrick & Debbie Candelaria
970-264-2670

To the Board of Adjustment,

In reference to Mr. Shepard's letter dated March 30th, 2016 (attached) we have been denied a building permit due to controversy of zoning definition. With that being said we will explain our case and ask that you please allow us to proceed with this simple project.

We are not reinventing the wheel with this simple enclosure. WE ARE NOT ENLARGING, AS STATED BY MR. SHEPPARD'S LETTER, ONLY REPLACING A POLY/PLASTIC TARP ENCLOSURE TO A CERTIFIED ENCLOSURE.

All we are asking is a permit to enclose an existing 20' X 40' concrete pad with a three sided building that has been designed and drawn up by Mr. Greg Ash of Reynolds, Ash & Associates to meet or exceed county building code. This enclosure is to replace the existing tarp covered concrete slab afore mentioned. This structure will be constructed on the South end of the existing meat processing facility building. The existing building is constructed to all County Building Codes. A building permit was acquired for the existing building.

The Colorado Department of Agriculture requires that this area used for preparing livestock and/or wildlife for processing be enclosed, therefore the use of the tarp enclosed area.

(Coles Meat Processing is licensed by the State of Colorado, The Colorado Dept. of Agriculture and with A \$500.00 fee recorded by the County as a Meat Processing Facility.)

Enclosing this area will give this facility a more professional appearance, also a more private and sanitary work environment. It will also increase tax revenue for the county. Nothing is changing in the way of the processing facility. All we want to do is replace the tarps with a more professional enclosure.

"Now" to the zoning controversy!! We are denied a building permit on grounds that we fall into light industrial zoning. (See attached letter by Mr. Shepard dated March 30th)

Going back to the time that the special interest groups were planning everyone's land use future my neighbor and myself attended two of their meetings and were denied the right to speak. The area of Mountain View Subdivision was zoned commercial without our voice in the matter. I found this out when I asked for a building permit to construct the afore mentioned enclosure. I'm denied a simple building permit under the claim that I fall into light industrial and not commercial. Very little difference!!! If you all take a close look at that entire area, there is a majority of all industrial businesses and always have been. One neighboring business was RECENTLY issued a permit to construct a building

similar to the building we wish to construct. That business is far more into Industrial than our facility and was issued a permit under "Commercial" zoning. We have no large equipment or machinery operating in our business.

All we have is a Band saw, Hamburger Grinder, Cube Steak Tenderizer and three Electric Winches all enclosed where they can't be heard or seen from the outside. The Coolers and Freezers.

The letter suggest that I consider working with my neighbors and for an application fee of \$1500.00 dollars (Out of Our Pocket) we request a change in the zoning. I find this very discriminating on us and our business. I personally feel that is the County Planner and the Counties Job as the County is the one that zoned this area without consent of the land owners that pay the "higher" Commercial Tax Rate.

We are requesting without prejudice, a variance on the following grounds on section 1.2.4.4/1.2.4.5

- a. Peculiar and exceptional practical, unnecessary and unreasonable hardship will be imposed on we the landowners if these regulations are strictly enforced.
 1. This zoning was placed on our properties without any input by the land/business owners.
 2. We are denied a building permit on grounds we are listed under light industrial when two business on the same commercial zone were allowed building permits to construct new buildings. Those businesses fall way more into Industrial than we do.
 3. The Colorado Department of Agriculture strongly recommends we construct a permanent structure.
 4. This has created Unnecessary and unreasonable hardship. (Stress and Duress)

- b. Circumstances creating the hardship were created subsequently through no fault of the appellent.
 1. This zoning was placed without input from the land/business owners.

- c. The property for which variance is requested possesses exceptional narrowness, shallowness, shape or topography.
 1. This enclosure is scarcely visible from highway 84.
 2. This enclosure is replacing a tarp covering therefore creating a more professional appearing structure.

- d. That the variance, if granted, will not diminish the value, use or enjoyment of the adjacent properties, nor curtail desirable light, air and open space in the neighborhood, nor change the character of the neighborhood.
 1. This structure should increase the value of neighboring businesses, and increase the value of my property. An architect designed cover is a more professional looking structure than a tarp covered pad.

 2. Our business is a huge benefit to the neighbor north of us, he owns an Outfitting Business and we provide service to his clients. The same with all the neighbors to the south. The neighbor

two lots south of me (as I own the lots prior to them) is a licensed guide and also refers his clients to Coles. The two other neighbors to the south also use Coles Meat Processing for all their meat

Processing needs. The remaining property to the South for several miles is all agriculture status until you reach Holiday Acres. The Agriculture Land Owners also use Coles for their meat Processing needs. The desired structure will not impede any desirable light or open space as it is replacing an existing tarp cover. It will not change the character of the neighborhood other than improve the appearance on location as this structure is secluded. Clients using Coles Meat Processing are the majority of those aware that the meat processing facility exists.

e. The variance, if granted, will not be directly contrary to the intent and purpose of these regulations or the community plan.

1. Meat processing has existed at this location as far back as the early fifties when my wife Debbie's Grandfather processed meat at this location way prior to zoning. Grandpa Cole owned Coles Grocery located in down town Pagosa Springs. This store passed on to son and Debbie's father Harry Cole who continued the meat processing business until his Grandson, Pat and Debbie Candelaria's son Kraig took over the trade name at the afore mentioned facility. The entire family grew up with this trade. This business is nothing new to this location. It is a very needed facility in providing a service to the heritage of this community especially During the warm days of the big game seasons. Meat needs to be prepared for refrigeration as soon as possible to prevent spoilage. Many resident and out of state hunters in want/need of affordable organic meat depend on our facility to refrigerate, age and professionally process their meat. Resident folks bring their livestock for our experience professional services. This includes buyers and supporters of the 4-H livestock. The meats processed at our facility are much healthier and organic than any meats processed for grocery stores.

2. With this information provided, we ask your blessing to allow a variance to proceed with this small project. There is such a small variance in Commercial Zoning versus Light Industrial zoning when all the businesses in that area are actually industrial.

Thank you for your prompt attention and time on this matter.

Sincerely


Patrick (Pat) Candelaria