

Mike Castellucci
Chair

Brian Lucas
Vice Chair



Allison Ernst
Secretary

Steve Anselmo

Yvonne Lujan-Slak

Minutes for ZBA Hearing, November 25, 2014

City Council Chambers, 1 City Hall Place

MEETING CALLED TO ORDER

The meeting was called to order at 7:00 p.m. with Chairperson Mike Castellucci presiding.

Board Members Present: Mike Castellucci, Allison Ernst, Yvonne Lujan-Slak, and Steve Anselmo

Board Member Absent: Brian Lucas

Staff Members Present: Jerry M. Pacheco, Senior Planner; Steven Meier, Director; and Paul Willumstad, Board Attorney.

APPROVAL OF MINUTES

Motion to approve the agenda for September 23, 2014, and October 28, 2014, by Ernst, second by Lujan-Slak.

Motion passed 4 - 0

APPROVAL OF AGENDA

Motion to approve the agenda for November 25, 2014 by Ernst, second by Lujan-Slak.

Motion passed 4 - 0

REGULAR BUSINESS

Consent Agenda

None

Regular Agenda

ZBA 14-32 (32 Churchill Road)

A **Variance** to allow a carport to encroach into the 5-foot side yard setback.

Staff Report by Jerry M. Pacheco

The Applicant asserts that he did not know that a building permit would be required to construct a carport attached to his residence and that a minimum setback of five feet was required.

When originally constructed the home was built with a single vehicle attached garage leaving a larger than typical side yard area where the Applicant constructed the carport. The appearance of the carport does not detract from the aesthetics of the neighborhood and is a positive investment. However, given the fire rating requirements of the International Building Code the structure must be modified to ensure regulatory compliance and a building permit must be approved.

Property owner Otto Bermudez appeared and reiterated the request. He stated he understood the staff recommendations and had no objections.

Mike Marez, neighbor at 28 Churchill Road, appeared in opposition to the request. His testimony argued that Mr. Bermudez should have known about building codes and that the carport was constructed over the course of a weekend.

Commission Action:

Motion to approve with staff recommendations, motion by Ernst, second by Lujan-Slak.

Motion passed 4 - 0.

ADJOURN

There being no further business the meeting was adjourned at 7:30 p.m.