

Mike Castellucci
Chair

Brian Lucas
Vice Chair



Allison Ernst
Secretary

Steve Anselmo

Yvonne Lujan-Slak

Minutes for ZBA Hearing, April 28, 2015

City Council Chambers, 1 City Hall Place

MEETING CALLED TO ORDER

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

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

Board Member Absent: None

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

APPROVAL OF MINUTES

Motion to approve the minutes from the meeting March 19, 2015, by Lujan-Slak, second by Anselmo.

Motion passed 5 - 0

APPROVAL OF AGENDA

Motion to approve the amended agenda for April 28, 2015, by Lujan-Slak, second by Anselmo.

Motion passed 5 - 0

CONSIDERATION OF REQUEST FOR CONTINUANCE

Show Cause Hearing for Case No. ZBA-14-27 (800 N. Santa Fe Avenue)

Attorney David Lytle appeared representing Tom Proud and requested the hearing be continued so that his client could meet with City staff to attempt to resolve the issues.

Motion to continue the Show Cause Hearing for Case No. ZBA-14-27 to May 19, 2015, by Lujan-Slak, second by Anselmo.

Motion passed 5 - 0

REGULAR BUSINESS

Consent Agenda

ZBA-15-06 (3810 Brookfield Lane)

A Variance to allow an attached carport to encroach five feet into the required five foot side yard setback.

ZBA-32-13 (510 Floyd Lane)

A Variance to allow an accessory structure to exceed the size of the principal structure.

Commission Action:

Motion to approve the items on the consent agenda, by Lujan-Slak, second by Anselmo.

Motion passed 5 - 0

Regular Agenda

ZBA 15-06 (612 Jackson Street)

Variance to allow an addition to the single family residence to encroach three feet into the required five foot side yard setback.

Staff Report by Jerry M. Pacheco

Applicant is requesting a variance to allow an addition to the home to be placed as close as 28 inches from the alley on the northeast side of the residence. The subject property has an alley along the side and the rear of the lot. The Applicants are renovating the residence and wish to enlarge the space to allow for a laundry room on the main level of the home. The alley has sufficient width to allow for traffic movements even with the proposed encroachment. It does not appear that the requested encroachment will have a negative impact in the neighborhood and would facilitate the rehabilitation on an older home.

Christine Stuart appeared and spoke in favor of the application.

Commission Action:

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

Motion passed 5 - 0.

ZBA 15-07 (125 Carrillon Lane)

Variance to allow a detached garage to encroach over three feet into the required five foot side yard setback.

Staff Report by Jerry M. Pacheco

Applicant wishes to enlarge the detached garage that is located behind his home to accommodate his private collector automobiles. According to the Applicant, the best way to access and accommodate the garage door would be to place the corner as close as 20 inches from the side property line. In order to utilize the existing driveway to line up with a new garage door there is a reasonable argument to be made to justify this request. City policy is to encourage investment into established neighborhood that increase property values. As proposed, staff does not object to the request.

Fred LaSavio appeared and spoke in favor of the application.

Commission Action:

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

Motion passed 4 -1, Castellucci voting no.

ADJOURN

There being no further business the meeting was adjourned at 7:26 p.m.