

Mike Castellucci
Chair

Brian Lucas
Vice Chair



Allison Ernst
Secretary

Steve Anselmo

Yvonne Lujan-Slak

Minutes for ZBA Hearing, August 25, 2015

City Council Chambers, 1 City Hall Place

MEETING CALLED TO ORDER

The meeting was called to order at 7:06 p.m. with Chairman Castellucci presiding.

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

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 minutes from the meeting June 23, 2015, by Lujan-Slak, second by Anselmo.

Motion passed 4 - 0

APPROVAL OF AGENDA

Motion to approve the amended agenda for August 25, 2015, by Ernst, second by Lujan-Slak.

Motion passed 4 - 0

REGULAR BUSINESS

Consent Agenda

ZBA-15-12 (2950 S. Prairie Avenue)

Special Use Permit to allow a recreational vehicle and mobile storage yard.

ZBA-15-13 (1141 Pine Street)

Variance from parking requirements.

ZBA-15-14 (120 E. Grant Avenue)

Variance to allow a garage to encroach into the front and side yard setbacks.

ZBA-15-15 (2518 E. 8th Street)

Variance to allow a carport to encroach into the required five foot side yard setback.

ZBA-15-16 (1502 W. 32nd Street)

Variance to allow a garage to encroach into the required five foot side yard setback.

Commission Action:

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

Motion passed 4 - 0

Regular Agenda

ZBA-15-18 (2815 High Street)

Variance to allow an addition to a legal non-conforming garage.

Staff Report by Jerry M. Pacheco

A legal non-conforming garage is locate at the southwest corner of the property built on the southern property line and at the alley line. With this request, the Applicants desire to have approval to construct an addition to the garage which would require a variance from side and rear setbacks for the existing garage.

George Shifferdecker, Applicant, appeared and spoke in favor of the request answering questions from the Board.

Gerald Skelton, 2807 High Street, spoke in favor of the request.

Commission Action:

Motion to approve with staff recommendations, motion by Ernst, second by Anselmo.

Motion passed 4 - 0

ZBA-15-19 (1322 Longwood Avenue)

Variance to allow an addition to a legal non-conforming garage to encroach into the five foot side yard setback.

Applicant did not appear.

Commission Action:

Motion to continue ZBA-15-19 to September 22, 2015, by Ernst, second by Lujan-Slak.

Motion passed 4 - 0

ZBA-15-20 (1312 Pine Street)

Special Use Permit to allow a massage therapy as a home occupation.

Staff Report by Jerry M. Pacheco

The Applicant has represented to City staff that she would like to offer massage therapy services in her home on a limited basis. Pine Street is a dense, urban street, where this type of home occupation would not pose a negative impact in the neighborhood. In addition to on-street parking, the subject property does allow for off-street parking for her clients. Staff does not object to the proposed request.

Rae Ann DeLaCruz, appeared and spoke in favor of the request, answering questions from the Board. Specifically, the residency requirement was addressed and the Applicant agreed to comply with the residency requirement for a Home Occupation.

Commission Action:

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

Motion passed 4 - 0

ADJOURN

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