

Mike Castellucci
Chair

Brian Lucas
Vice Chair



Allison Ernst
Secretary

Steve Anselmo

Yvonne Lujan-Slak

Minutes for ZBA Hearing, November 15, 2016

City Council Chambers, 1 City Hall Place

MEETING CALLED TO ORDER

The meeting was called to order at 7:05 p.m. with Chairman Castellucci presiding.

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

Board Member Absent: Brian Lucas.

Staff Members Present: Steven Meier, Director of Planning & Community Development and Parks and Recreation; Alan Lamberg, Planner; Valerie A. Sherman, Planner; and Paul Willumstad, Board Attorney.

APPROVAL OF MINUTES

Motion to approve the corrected minutes from the meeting October 25, 2016, by Ernst, second by Lujan-Slak.

Motion passed 4 - 0

APPROVAL OF AGENDA

Motion to approve the agenda for November 15, 2016, by Anselmo, second by Ersnt.

Motion passed 4 - 0

REGULAR BUSINESS

Consent Agenda

No items.

Regular Agenda

Each case the follows proceeded in a uniform process as directed by Chair Castellucci. Beginning with a staff report presented by Planner Alan Lamberg, then questions, if any, from the Board to staff members. Next, the applicant is sworn in by Board Attorney Paul Willumstad, then the applicant states his or her name and address. The Board questions the applicant and confirms understanding of staff report and conditions for approval. Applicant may add further information, followed by further questions, if any, from the Board. Then the Board asks if anyone present in the audience will state support for the applicant, followed by those who state opposition. Then the Board closes the public hearing and reviews findings of fact. Then the Board may motion to approve or deny the application for permit. In some cases, permits may be conditionally approved.

ZBA-16-51 (2916 Graneros Lane)

Variance to reduce architectural, parking, and landscape performance standards for a commercial manufacturing facility.

Applicant Michael Garcia present

Castellucci and Lamberg clarified how prohibited signs would apply to public art. Garcia clarified that security plan and façade treatments are compatible.

No public comments.

Commission Action:

Motion to grant by Ernst, second by Lujan-Slak.

Motion passed 4 – 0 with staff conditions 1-3, 5-7, and standard permit conditions.

ZBA-16-52 (1502 E 10th Street)

Variance to reduce architectural compatibility standards for an accessory residential garage addition, and allow the covered patio enclosure to be constructed into the required five (5) foot side yard setback.

Applicant Felix and Phyliss Montoya present

Lujan-Slake and Ms. Montoya clarified that the flat roof was pre-existing. Ms. Montoya stated that due to past experiences with people looking over the fence into their property, they felt that by having the patio enclosure, it would be more secure for their children. Montoya stated that the concrete slab was already present when they bought the home, and that is the reason they built the patio enclosure wall in the specific location. They will install a gate to store trash cans inside the yard.

No public comments.

Commission Action:

Motion to grant by Anselmo, second by Ernst.

Motion passed 4 – 0 with staff conditions and standard permit conditions.

ZBA-16-53 (941 Berkley Ave)

Variance to reduce architectural compatibility standards for an accessory residential garage addition, allow it to be constructed in the required five (5) foot rear yard setback, and to allow more than one detached accessory structure.

Applicant George Alarid present

Castellucci and Lamberg clarified that the accessory application did not show the design (elevation) of the addition.

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Alarid stated that the new roof of the garage will be pitched 3/12 from the existing garage roof. He is willing to build a foot closer into the property to keep from building in the five (5) foot setback. He stated that the existing shed will be removed, and the stucco and paint on the existing garage will be updated. Castellucci noted that requiring the setback might be problematic for construction and aesthetic.

No public comments.

Commission Action:

Motion to grant waiver from architectural compatibility by Lujan-Slak, second by Anselmo.

Motion to grant waiver from five (5) foot rear yard setback by Anselmo, second by Ernst.

Motion passed 4 – 0 with staff conditions 1-4 and standard permit conditions.

ZBA-16-54 (3024 West 22nd Street)

Variance to allow a residential addition be constructed in the required twelve and a half (12 ½) foot second front setback.

Applicant Bobby Miller present

No public comments.

Commission Action:

Motion to grant by Ernst, second by Lujan-Slak.

Motion passed 4 – 0 with staff conditions and standard permit conditions.

COMMISSION ADMINISTRATION

Board Member Ernst announced her resignation because Gov. John Hickenlooper appointed her as judge for the 10th Judicial District Court.

OLD BUSINESS

Regular agenda

None

ADJOURNMENT

Meeting adjourned at 7:55 p.m.

Minutes respectfully submitted by Sherman.