

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Yvonne Lujan-Slak
Secretary

Lisa Bailey

Sarah French

Minutes for January 28, 2020
City Council Chambers, 1 City Hall Place

The meeting was called to order at 7:02 p.m. with Chair Castellucci presiding.

Board Members Present: Mike Castellucci, Yvonne Lujan-Slak, and Elizabeth (Lisa) Bailey, Sarah French

Board Members Absent: Steve Anselmo

Staff Members Present: Scott Hobson, Acting Director of Planning and Community Development; Daniel Kogovsek, Board Attorney; Chelsea Stromberg, Planner

~ Approval of Minutes

Motion to approve the minutes from the meeting of December 17, 2019, by Bailey second by Lujan-Slak.

Motion passed 4 - 0

~ Approval of Agenda

Bailey moved to approve the agenda. The motion was seconded by Lujan-Slak.

Motion passed 4 - 0

REGULAR AGENDA

Each case that follows proceeded in a uniform process as directed by Chair Castellucci. Beginning with a staff report presented by Planner Chelsea Stromberg, then questions, if any, from the Board to staff members. Next, the applicant is sworn in by Board Attorney Daniel Kogovsek, 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.

1. **ZBA-20-01 3103 Colfax Ave Special Use Permit (Fedco Group, LLC) A Special Use Permit to allow a duplex in a Single Family Residential (R-2 Zone) District.**

Castellucci asked whether the applicant was in the audience to represent the request. Once the applicant confirmed, from the audience, that they were present, Castellucci asked for the staff presentation, which was given by Ms. Stromberg. Castellucci then asked for the applicant to come forward and be sworn in. **Dick Federico** was sworn in by Mr. Kogovsek, who also asked them to sign in. Following such actions, the applicant introduced himself and offered to answer any questions. **Mr. Federico** summarized the proposed Special Use Permit. Castellucci asked the applicants if they read the staff report, understand the conditions, and can comply with the staff conditions. **Mr. Federico** stated that he read the staff report and can comply with the conditions. Mr. Castellucci asked if there was anyone in the audience wishing to speak in favor of the application, **Laura Stankiewicz** testified in support of the application, indicating that she is Mr. Federico's significant other and that their intent was not to sell the duplex but rather for her two grown daughters to each rent one of the units to live in with their children. Mr. Castellucci asked if there was anyone wishing to speak in opposition of the application, there were several. **Georgia Gray** indicated that she had concerns about the weeds on the lot and general upkeep, as well as concerns about renters. **Betty O'Donnell** also had concerns about the potential for low-income renters. **William Allyn** spoke about his concerns that the other duplex on the street is run by the housing authority and has undesirable tenants, he was also concerned about the loss of privacy from the second story of the structure, alley maintenance, and the potential that the duplex will lower adjacent property values. **Donald Averitt** echoed his neighbors concerns. **Rhoda Brunner** submitted a written statement of opposition which is included in the variance file. **Dick Federico** responded to the concerns and noted that the lot had a dilapidated structure when he bought it, his intent was to maintain the property and not sell it. He also noted that he could build a two story single family house by right and the neighbors would still have privacy concerns The public hearing was then closed.

Commission Action:

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

Motion passed 4-0.

2. **The remaining cases requested continuance prior to the hearing.**

Commission Action: Lisa Bailey moved to continue ZBA-19-20, ZBA-20-02, and ZBA-20-03 to the February 25th hearing, second by Lujan-Slak.

Motion passed 4-0

OLD/NEW BUSINESS

~ **Adjourn:** Meeting adjourned at 7:48 p.m.

Minutes respectfully submitted by Chelsea Stromberg.