

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Lisa Bailey
Secretary

Yvonne Lujan-Slak

Georgia Way

Minutes for October 22, 2024
City Council Chambers, 1 City Hall Place

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

Board Members Present: Lisa Bailey, Steve Anselmo, Yvonne Lujan-Slak, Georgia Way

Board Members Absent:

Staff Members Present: Scott Hobson, Acting Director for Department of Planning and Community Development, David Wyatt, Assistant City Attorney, Beritt Odom, Principal Planner, Bart Mikitowicz, Senior Planner, Mikaylin Hackley, Planner, Cindy Capritta, Land Use Tech.

Approval/Amendment of Agenda: Bailey motioned to approve the agenda as amended and to continue ZBA-24-27 to November 26, 2024, seconded by Anselmo.

Motion passed: 5-0/

REGULAR AGENDA

ZBA 24-27 1332 Cypress St. VAR (Ryan Lunsford) Variance to reduce a side yard setback for an existing principal structure in a (R-3) One- and Two-Family Residential Zone District. *Continued to November 26, 2024.*

ZBA-24-49 1837 E. 18th St. VAR (Claudio Martinez) A Variance to reduce the rear yard setback from fifteen (15) feet to three (3) feet in a Single – Family (R-2) Zone District. Staff Report by Bart Mikitowicz.

Public Hearing: Applicant Claudio Martinez was sworn in and spoke in favor of the application. No one appeared in opposition.

Commission Action: Bailey motioned to approve the application, with standard conditions, seconded by Way.

Motion Passed: 5-0.

ZBA-24-58 1119 W. 29th St. VAR Variance to allow a detached accessory structure that exceeds 1,500 square feet and waive architectural compatibility for a greenhouse in a Single-Family Residential (R-1) Zone District. Staff Report by Hannah Prinzi.

Public Hearing: Applicant Mahlon Stone was sworn in and spoke in favor of the application. Tammy Reid was sworn in and spoke in opposition. An email in opposition from David Spahr was entered into the record as Exhibit A.

Commission Action: Bailey motioned to approve the application, with standard conditions, seconded by Way.

Motion Passed: 4-1 (Castellucci).

Approval of Minutes: Bailey moved to approve the September 24, 2024, minutes, seconded by Anselmo.

IV Old Business - None

Adjourn @ 7:33 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Cindy Capritta".

Cindy Capritta
Land Use Technician
Planning and Community Development