

Mr. Hernandez suggested Ms. Huerta remove the interior hallway wall to allow additional space for her brother's mobile discotheque.

Mr. Barela questioned where the nearest bathroom to the addition would be located. He commented on labeling her drawing correctly prior to applying for the building permit.

Mr. Cordova wondered whether or not the shed in the side yard had been removed.

Ms. Huerta responded yes.

Chairman Nance asked if members of the audience were present to speak in favor of or in opposition to the application. There being none, Mr. Marquez moved, Mr. Hernandez seconded and unanimously carried to **APPROVE ZBA08-00023 WITH THE CONDITION THAT THE 12' BY 11' PATIO SHALL NOT BE ENCLOSED BECAUSE THE WIDTH OF THE BEDROOM AND HALLWAY ARE THE MAXIMUM WIDTH OF EXTENSIONS PERMITTED UNDER THE SPECIAL EXCEPTION.**

AYES: Ms. Jorgensen and Messrs. Perez, Cordova, Melendez, Barela, Nance, Mendez, Hernandez and Marquez

NAYS: N/A

The Motion passed. (9-0)

ITEM 2:

ZBA08-00024

12433 Red Sun Drive

Leticia Rivera

Applicant requests a Special Exception under Section 2.16.050 V (Front Yard Setback) in an A-O/sc/sp zone. This would permit the construction of an addition of which a 14.4' by 4' portion is proposed to encroach 4' into the required front yard setback. The required cumulative front and rear yard setback total is 45' for a single-family residence in an A-O (Apartment/Office/Special Contract/Special Permit/Medium Density Residential District) zone. The applicant is enclosing her garage and is also adding to her living room area. She is requesting to encroach into the required front yard setback with a portion of the new living room. Staff recommends approval of the request as it meets the requirements of the Special Exception V.

Ms. Spencer gave a PowerPoint presentation and noted Staff recommends approving the application as it meets the requirements for a Special Exception V.

Ms. Leticia Rivera, Applicant, spoke Spanish, Mr. Peña provided the translation. Ms. Rivera explained the additional square footage was necessary for her disabled son's mobility.

Chairman Nance asked if members of the audience were present to speak in favor of or in opposition to the application. There being none, Mr. Melendez moved, Mr. Mendez seconded and unanimously carried to **APPROVE ZBA08-00024.**

AYES: Ms. Jorgensen and Messrs. Perez, Cordova, Melendez, Barela, Nance, Mendez, Hernandez and Marquez

NAYS: N/A

The Motion passed. (9-0)

Ms. Castle advised the Board Members of a letter of opposition written by the abutting property owner. *(Copies of the letter were distributed to the Board prior to the meeting).*

Mr. Nance asked Staff if there were other carports in the neighborhood built as close to the property line.

Mr. Peña responded no.

Mr. Jose Donacio, Applicant, requested the Board approve his request and added there were a few similar carports in his neighborhood.

Mr. Hernandez, per the drawings submitted, questioned the purpose of the garage doors.

Ms. Spencer explained the existing garage doors were behind the carport.

Mr. Mendez asked Staff whether or not the rafters would be 2X8 or 2X12.

Ms. Castle explained the corrected plans show 2X12 rafters.

Mr. Cordova noted a copy of the survey or plat was not provided in the backup material and questioned the existence of an easement in the front.

Ms. Castle responded Staff would go upstairs and retrieve the plat. She recommended the Board postpone further discussion until the end of the meeting.

1ST MOTION:

Motion made by Mr. Melendez, seconded by Mr. Mendez and unanimously carried to **POSTPONE ZBA08-00026 TO THE END OF THE MEETING.**

AYES: Ms. Jorgensen and Messrs. Perez, Cordova, Melendez, Barela, Nance, Mendez, Hernandez and Marquez

NAYS: N/A

The Motion passed. (9-0)

2ND MOTION:

Motion made Mr. Perez, seconded by Mr. Melendez and unanimously carried to **RECONSIDER ZBA08-00026.**

AYES: Ms. Jorgensen and Messrs. Perez, Cordova, Melendez, Barela, Nance, Mendez, Hernandez and Marquez

NAYS: N/A

The Motion passed. (9-0)

Mr. Peña explained a 10' easement exists in the front of the property, from the property line.

Mr. Nance suggested the item be postponed until receipt of utility company letters.

3RD MOTION:

Mr. Perez moved, Mr. Mendez seconded and unanimously carried to **POSTPONE ZBA08-00026 FOR FOUR (4) WEEKS UNTIL THE MAY 19, 2008 ZBA MEETING.**

AYES: Ms. Jorgensen and Messrs. Perez, Cordova, Melendez, Barela, Nance, Mendez, Hernandez and Marquez

NAYS: N/A

The Motion passed. (9-0)

ITEM 5:

ZBA08-000027

2637 Tahiti Drive

Hope R. and Vidal Navarro

Applicants request a Special Exception under Section 2.16.050 K (Side Street Setback) in an R-3 zone. This would permit the construction of a 12.1' by 21' carport, a portion of which will encroach 5' into the required side street yard setback. The side street yard setback is 10' in an R-3 zone. The applicant is requesting to construct a carport proposed to be located to within 5' of the side street property line. The Engineering-Traffic Division has reviewed the site and has no objection to the request. Staff recommends approval as it meets the requirements of the Special Exception K.

Ms. Spencer gave a PowerPoint presentation and noted Staff recommends approving the request as it meets the requirements of the Special Exception K.

Mr. Vidal Navarro, Applicant, requested the Board approve his request to build a carport to the side of his home. He stated the carport would be triangular in shape.

Ms. Jorgensen questioned where access to the carport was located.

Mr. Navarro explained an angled driveway already exists and the vehicles would pull into the carport through the front of the home.

Mr. Perez asked Staff if the plans had been submitted.

Mr. De La Cruz responded no and explained the Applicant is not requesting a canopy over the front of the home. He added the request is for a side street encroachment; however, plans are required at the time the Applicant applies for the building permit.

Mr. Marquez questioned if a problem might occur, when entering and exiting the vehicle(s), with the location of the rock wall and tree.

Mr. Navarro responded no.

Mr. Hernandez commented on the sloping roof.

Mr. Navarro noted the roof would be the same as the home, gable roof.

Mrs. Hope R. Navarro added there would be plenty of room to park two cars.

Mr. Manuel Yañez, Contractor, explained moving the carport support columns back 3' from the sidewalk and keeping the same setbacks, create the 2' overhang. He added the utility lines are clear, they are within 2' from the edge of the sidewalk and added there would not be a problem because the footings will be dug by hand.

Mr. Barela requested Staff clarify the comment regarding the carport support columns outside the utility easement.

Ms. Spencer stated the carport support columns must be 3' from the property line, per the request of the El Paso Electric Company.

Mr. Perez asked Staff if the Board approves the request would the letters from the utilities companies be sufficient in the event a conflict would arise.

Ms. Osborn gave legal advice.

Mr. Yañez explained the depth of the column footings is 20".

Mr. Hernandez questioned whether or not the placement of the columns is correct, from a structural standpoint.

Mr. De La Cruz explained the column support is adequate, the beams are now actually providing more support than required.

Mr. Barela asked how the beams would be tied to the house.

Mr. Yañez replied that the beams will be cut into and will rest on the existing corner of the house, with adequate support underneath. Additionally, Time Warner relocated the line away from the easement, closer to the other property line, to the left of the driveway.

Chair Nance asked if members of the audience were present to speak in favor of or in opposition to the application. There being none, Mr. Perez moved, Mr. Hernandez seconded and unanimously carried to **APPROVE ZBA08-00015, PER THE REVISED SITE PLAN.**

AYES: Messrs. Perez, Cordova, Melendez, Barela, Mendez, Hernandez and Marquez

NAYS: Mr. Nance and Ms. Jorgensen

The Motion passed. (7-2)

OTHER BUSINESS:

7. Approval of Minutes – March 10, 2008
March 24, 2008
April 7, 2008

Chair Nance asked if Board Members had any revisions / corrections. There being none, Mr. Perez moved, Mr. Hernandez seconded and unanimously carried to **APPROVE THE MARCH 10, 2008, ZBA MEETING MINUTES.**

AYES: Ms. Jorgensen and Messrs. Perez, Cordova, Barela, Nance, Hernandez and Marquez

NAYS: N/A

ABSTAIN: Messrs. Melendez and Mendez

The Motion passed. (7-2)

Chair Nance asked if Board Members had any revisions / corrections. There being none, Mr. Nance moved, Mr. Barela seconded and unanimously carried to **APPROVE THE MARCH 24, 2008, ZBA MEETING MINUTES.**

AYES: Ms. Jorgensen and Messrs. Perez, Cordova, Melendez, Barela, Nance, Mendez, and Marquez

NAYS: N/A

ABSTAIN: Mr. Hernandez

The Motion passed. (8-1)

Chair Nance asked if Board Members had any revisions / corrections. There being none, Mr. Melendez moved, Mr. Hernandez seconded and unanimously carried to **APPROVE THE APRIL 7, 2008, ZBA MEETING MINUTES.**

AYES: Ms. Jorgensen and Messrs. Perez, Cordova, Melendez, Barela, Nance, Mendez, Hernandez and Marquez

NAYS: N/A

ABSTAIN: Messrs. Perez and Marquez

The Motion passed. (7-2)

DEVELOPMENT SERVICES REPORT:

8. Discussion and action regarding Zoning Board of Adjustment issues.

Ms. Castle explained that the proposed Zoning Board of Adjustment ordinance is on the April 22, City Council agenda for introduction. The public hearing will be at the May 13, City Council meeting.

NO ACTION WAS TAKEN.

ADJOURNMENT:

Motion made by Ms. Jorgensen, seconded by Mr. Barela and unanimously carried to **ADJOURN** the ZBA meeting at 2:26 p.m.

AYES: Ms. Jorgensen and Messrs. Perez, Cordova, Melendez, Barela, Nance, Mendez, Hernandez and Marquez

NAYS: N/A

The Motion passed. (9-0)

Robert Peña, Secretary
Zoning Board of Adjustment