















Chair Cordova asked if there were any other questions and/or comments. There being none.

**MOTION:**

Motion made by Mr. Gezelius, seconded by Mr. Bray, and unanimously carried to **POSTPONE ZON10-00025 FOR FOUR WEEKS TO THE ZBA MEETING OF SEPTEMBER 13<sup>TH</sup>.**

**AYES:** Perez, Gezelius, Santamaria, Aguilar, Cordova, Mendez, Melendez, Skarda, and Bray

**NAYS:** N/A

Motion passed. (9-0)

**2<sup>ND</sup> MOTION:**

**MOTION:**

Motion made by Mr. Melendez, seconded by Mr. Bray, and unanimously carried to **RE-OPEN ZBA10-00025 FOR DISCUSSION.**

**AYES:** Perez, Gezelius, Santamaria, Aguilar, Cordova, Mendez, Melendez, Skarda, and Bray

**NAYS:** N/A

Motion passed. (9-0)

Mr. Melendez asked if sidewalks are required on Galloway Drive.

Mr. Cordova requested that staff consider sidewalks in a revised site plan.

Mike Neligh noted that when the building plans come in staff will look into it. It will be a new construction, new house, so it will have to go through land development and also zoning, and architectural. At the time it goes through development they would be requesting that they place sidewalks.

Cindy Osborn noted that the applicant needs to understand that this is a special exception to encroach into the setbacks and that they still need to meet all the other code requirements with the City.

**No action was taken.**

**ITEM 12:**

ZBA10-00026

104 Colina Alta Drive

Mario Cuevas

Applicant requests a Special Exception under Section 2.16.050 K (Carport over a Driveway) in an R-3 (Residential) zone. The request is for 20'11" by 20' carport of which a 20'11" by 19'5" portion is encroaching in the required front yard setback and that is located to within 1'6" of the front property line. The required front yard setback is 20' in the R-3 zone district. The applicant is requesting a special exception for an existing carport. The applicant is required to apply for the Special Exception as he is encroaching more than the 150 square feet of permitted open porch in the required front yard setback. There is no utility easement at the front property line. The structural review by Building Permits & Inspections is pending. The elevation drawing indicates that the building materials match the house. The roof of the carport shall not rise higher than the roof of the house.

Mr. Rubio gave a PowerPoint presentation and noted Staff did not receive any phone calls, letters or emails in favor of or opposition to the request. **STAFF RECOMMENDS APPROVAL OF THE REQUEST AS IT MEETS THE REQUIREMENTS OF SPECIAL EXCEPTION K.**

Mr. and Mrs. Mario Cuevas, owners, were present at the meeting.

Chair Cordova asked if members of the audience were present to speak in favor of or in opposition to the application. There were none.

Chair Cordova asked if there were any other questions and/or comments. There being none.

**1<sup>ST</sup> MOTION:  
MOTION:**

Motion made by Mr. Gezelius, seconded by Mr. Aguilar, and unanimously carried to **APPROVE ZBA10-00026.**

**AYES:** Perez, Gezelius, Santamaria, Aguilar, Cordova, Mendez, Melendez, Skarda, and Bray

**NAYS:** N/A

Motion passed. (9-0)

**Other Business:**

13. Discussion and action regarding the required documentation for Zoning Board of Adjustment applications, more specifically what information is required to be included in the generalized plot plan and what action the Board may take in response to incomplete applications.

The Board approved the sample plot plan.

**No action was taken.**

14. Discussion and action relating to Accessory Buildings, Height Restrictions, Title 20, Section 20.10.030

Rick Cordova noted that the reason this item is on the agenda is because one of the questions brought up was connecting the garage to the building as an option to make it an exception rather than a variance. Based on the copy of the regulations submitted does that mean that if they are connected it would be subject to the special exception requirements.

Linda Castle responded if they attach it to the house, the maximum height is 35' in the R-1 district. That was just one of the options that staff gave him. If they could attach the garage to his house then he would not have a problem with the height issue because it would be considered part of the house and a special exception could be granted if he met the special exception requirements. However, he wanted a variance, because he wanted the garage as an accessory building higher than 15'. He is working with an engineer to try and get it at the 15'; he wanted to keep his case on the agenda in the event he cannot reduce the height to 15'.

She noted that the Deputy Director for Planning is looking at what he is calling accessory dwelling units and it is possible the code may change regarding the height for accessory dwelling units; however, accessory buildings for storage may have different standards.

**No action was taken.**

15. Approval of Minutes: July 12, 2010

Chair Cordova asked Board Members if they had any corrections/revisions to the minutes.

Chair Cordova asked if there were any other questions and/or comments. There being none.

**MOTION:**

Motion made, seconded, and carried to **APPROVE THE JULY 12, 2010 MEETING MINUTES.**

**AYES:** Perez, Santamaria, Aguilar, Cordova, Mendez, Melendez, Skarda. and Bray

**NAYS:** N/A

**ABSTAIN:** Mr. Gezelius

Motion passed. (8-0)

16. Board Appointment Training

Linda Castle noted that she did not have the training ready because she thought the meeting would take longer but stated that the training can be done at the next meeting if there is not a long agenda.

Mr. Gezelius suggested to make training on-going and make it the last item on each meeting and break it up into pieces.

Mr. Cordova asked if there were three board vacancies.

Linda Castle noted that District 1 has nominated someone and staff can probably work to get that member on board soon. The regular appointee for District 2 is vacant and District 6 has not appointed anyone to the ZBA. Mr. Barela's term ended as a regular member for District 2, but he can still serve as an alternate.

No further discussion. Meeting was adjourned.

**ADJOURNMENT:**

**MOTION:**

Motion made by Mr. Gezelius and unanimously carried **TO ADJOURN AT 3:03 P.M.**

**AYES:** Perez, Gezelius, Santamaria, Aguilar, Cordova, Mendez, Melendez, Skarda, and Bray

**NAYS:** N/A

Motion passed. (9-0)

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Linda Castle, Senior Planner