

Ms. Jorgensen asked if the poles would be setback two feet from the property line or right on the property line.

Mr. Cervantes responded the poles will be setback 1½ feet. He gave background history regarding the application process and constructing the carport without a permit.

Mr. Nance asked Staff if the poles are 1½ back would the overhang be on the property line and are there other homes in the area with the overhang near or at the property line.

Ms. Castle responded it appears the overhang should not encroach over the property line; additionally, she did not see any other carports on the street; however, the Applicant has pictures of other homes in the area with carports.

Ms. Jorgensen asked if Traffic Engineering had reviewed the application and provided a recommendation.

Ms. Castle explained unless Planning Staff asks them to, Traffic Engineering no longer reviews carports.

Mr. Mendez asked if Staff had received any letters or phone calls in favor of or in opposition to the application.

Ms. Spencer responded she had received two phone calls; however, the callers did not indicate whether or not they were in favor or opposed to the application.

Chair Veliz asked if members of the audience were present to speak in favor of or in opposition to the application.

FOR THE RECORD – Mr. Philip Etiwe, Planning Division, Development Review Manager, stated for the record that prior to the meeting Staff met with the applicant. He explained that there was some misunderstanding between Zoning, Building Permits & Inspections and the City Inspector. He added Staff and the applicant have worked things out and with the board members approval, the applicant has agreed to complete the construction in the next 30 days. In conclusion, for the record, Mr. Etiwe stated there was some lack of coordination between Zoning and Building Permits & Inspections Staff and the Inspector.

Mr. Nance asked what will be accomplished in the next 30 days.

Ms. Castle explained, if the Board approves the conditional approval, the applicant will get a building permit, modify the carport per the approved plans and pass the required and final inspections.

Mr. Nance asked if the special exception request was within the guidelines, assuming the applicant adheres to the 30 day conditional approval.

Ms. Castle responded yes, as far as square footage, building materials; however, the applicant may need to move the posts back ½ foot. She added the Board has previously approved carports built to the property line.

Mr. Hernandez asked if the special exception includes removing the poles.

Ms. Castle responded the applicant has stated he would remove the poles; additionally, he will need to note the removal of the poles in the plans.

Mr. Cordova asked Staff if there is a two parking space requirement for this property and explained bricking the columns would not accommodate two vehicles in the driveway.

Ms. Castle responded Yes, there is a parking requirement.

Mr. Bowling opined it is not necessary for the applicant to brick the columns to match the home.

Mr. Cervantes explained he would be following the same carport as his neighbor, his neighbor has brick columns.

Ms. Jorgensen asked Staff if there is a minimum width to park two cars.

Mr. Estala noted double-car garages are between 18 to 20 feet, the plans show 17½ feet.

Mr. Bowling added garage doors are 16 feet wide.

Ms. Castle remarked it was not an issue for the City to park two cars in the driveway.

Chair Veliz asked if there were any further questions of the applicant or Staff. There being none, Ms. Jorgensen moved, Mr. Hernandez seconded and unanimously carried to **CONDITIONALLY APPROVE THE APPLICATION WITH A 1½” SETBACK, ASSUMING THE APPLICANT IS ABLE TO OBTAIN A BUILDING PERMIT AND SATISFACTORILY COMPLETE THE WORK AND REMOVE THE THREE POSTS THAT ARE NOT A PART OF STRUCTURE OF THE CARPORT, BY MARCH 9TH ZONING BOARD OF ADJUSTMENT MEETING, 30 DAYS.**

AYES: Ms. Jorgensen and Messrs. Mendez, Cordova, Bowling, Marquez, Veliz, Hernandez, Melendez and Nance

NAYS: N/A

The Motion passed. (9-0)

OTHER BUSINESS:

4. Approval of Minutes January 12, 2009

Motion made by Mr. Melendez, seconded by Mr. Marquez and unanimously carried to **APPROVE THE MINUTES OF THE JANUARY 12, 2009, ZBA MEETING.**

AYES: Messrs. Mendez, Cordova, Bowling, Marquez, Veliz, Hernandez and Melendez

NAYS: N/A

ABSTAIN: Ms. Jorgensen and Mr. Nance

The Motion passed. (7-2)

DEVELOPMENT SERVICES REPORT:

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

Mr. Bowling asked Staff why ZBA09-00003 was moved to the forefront.

Ms. Castle responded the applicant needed to return to his work and Staff offered moving his item to the forefront.

Mr. Bowling stated if he had known that he would not have voted in favor of moving the item; additionally, he opined it was not good practice.

Mr. Nance asked Staff who determines the order of agenda items.

Ms. Castle responded the items are placed in the order the applications are received, postponements are last.

Mr. Hernandez requested Staff get complete sets of photos instead of guessing what the backyard looks like for this last case.

Mr. Veliz wondered if there might be another accessory building in the backyard.

Mr. Melendez concurred with Mr. Bowling, first come – first served, no special treatment.

Ms. Castle noted Board Members will be electing a Chair and Vice-Chair, at the next ZBA meeting. She added only Regular Board Members can serve as Officers.

Mr. Nance suggested Board Members interested in serving contact Ms. Castle.

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ADJOURNMENT:

Motion made by Mr. Nance, seconded by Mr. Bowling to **ADJOURN THE ZBA MEETING AT 2:14 P.M.**

AYES: Ms. Jorgensen and Messrs. Mendez, Cordova, Bowling, Marquez, Veliz, Hernandez, Melendez and Nance

NAYS: N/A

The Motion passed. (9-0)

Robert Peña, Secretary, Zoning Board of Adjustment