ZONING BOARD OF ADJUSTMENT MINUTES
2ND FLOOR COUNCIL CHAMBERS
FEBRUARY 27, 2006
1:30 P.M.

The Zoning Board of Adjustment met at 1:30 p.m., at City Hall Building, 2nd Floor City Council Chambers, on Monday, February 27, 2006.

Meeting was called to order at 1:30 p.m. by Board Chair Anna Gill. The following Board Members answered roll call:

Ms. Anna Gill (Chair)
Mr. Larry Nance (Vice-Chair)
Mr. Oscar Perez
Mr. James Major
Mr. Robert Veliz
Mr. David Marquez
Mr. Servando Hernandez
Late arrival Mr. Esteban Sansores at 2:10 p.m.

Agenda

Discussion and action on postponing the following items:

Item 1: 02-025-06 2216 Tierra Bonita Alberto Villanueva
Applicant requests a Special Exception under Section 2.16.050 Q (Carport Over a Driveway) R-5 Zone of the City of El Paso Zoning Ordinance.

Item 3: 02-032-06 7900 Artcraft Road Lemiro Holding, Inc.
Applicant requests a Variance under Section 20.42.020.79 (Ground-mounted cellular telecommunications structures, setbacks) C-4 Zone of the City of El Paso Zoning Ordinance.

Motion made by Mr. James Major, seconded by Mr. Servando Hernandez and unanimously carried to postpone Items #1 and #3 to the meeting of March 13, 2006.

Discussion and action on deleting the following items. Item #2 was deleted per applicant's request. (Items #15 and #17 will be re-advertised as Variances):

Item 2: 02-028-06 8738 Plains Drive Maria Delgado
Applicant requests a Special Exception under Section 2.16.050 Q (Carport Over a Driveway) R-4/sc Zone of the City of El Paso Zoning Ordinance.

Item 15: 02-046-06 254 McClintock Tom Aber
Applicant requests a Special Exception under Section 2.16.050 L (Error in Construction Rear Yard Setback) C-2/sc Zone of the City of El Paso Zoning Ordinance.

Item 17: 02-048-06 700-701 Glenwood Street City of El Paso
Applicant requests Special Exceptions under Section 2.16.050 C (Front Yard Setback) and Section 2.16.050 K (Side Yard Setback) R-5 Zone of the City of El Paso Zoning Ordinance.

Motion made by Mr. James Major, seconded by Mr. Servando Hernandez and unanimously carried to delete Items #2, #15 and #17.

Item 4: 02-033-06 11416 Lake Tana Drive Ted & Krista Pruitt
Applicants request a Special Exception under Section 2.16.050 G (Rear Yard Setback) R-3 Zone of the City of El Paso Zoning Ordinance.

Laura Sanchez, contractor for Access Remodeling, was present to represent the case.

Motion made by Mr. Larry Nance, seconded by Mr. James Major, and unanimously carried to approve this request, with condition that the rear open porch be reduced to 180 square feet.

Item 5: 02-036-06 532 Singing Oaks Court Daniel & Yasmin Voglewede
Applicants request a Special Exception under Section 2.16.050 G (Rear Yard Setback) R-2/sp/c Zone of the City of El Paso Zoning Ordinance.

Daryl DeVantier from DeVantier Construction was present to represent the case.

Motion made by Mr. James Major, seconded by Mr. Marquez and unanimously carried to move this item to the end of the agenda to allow one more board member to arrive at the meeting.

Motion was withdrawn by Mr. James Major to postpone this item to the end of the agenda and continue discussion at this time. Mr. David Marquez withdrew his second to the motion.

Motion made by Mr. Servando Hernandez, seconded by Mr. David Marquez, and unanimously carried to approve this request.

Item 6: 02-037-06 1610 E. Rio Grande Julieta V. Gutierrez
Applicant requests a Special Exception under Section 2.16.050 Q (Carport Over a Driveway) A-2 Zone of the City of El Paso Zoning Ordinance.

Carlos Garces from Garces Construction was present to represent the case.

Alda Laseni and Carmen Flores Delgado spoke in opposition of this request.

Motion made by Mr. Larry Nance, seconded by Mr. Servando Hernandez, and unanimously carried to deny this request, with reason that the proposed carport does not blend in with the neighborhood or the house.

Item 7: 02-038-06 10909 Sandy Koufax Lazaro Ramirez
Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) R-5/sc Zone of the City of El Paso Zoning Ordinance.

Lazaro Ramirez, property owner, was present to represent the case.

Motion made by Mr. Oscar Perez, seconded by Mr. Servando Hernandez, to approve this request with the condition that a City Inspector verify that the width measurement is 18'3".

AYES: Ms. Gill, Mr. Nance, Mr. Perez, Mr. Major, Mr. Veliz, Mr. Marquez, and Mr. Hernandez
ABSTAIN: Mr. Sansores (not present for the hearing)

Item 8: 02-039-06 8808 W.H. Burges Kathryn J. Ganfield
Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) R-4 Zone of the City of El Paso Zoning Ordinance.

Esteban Morales, contractor, was present to represent the case.

Motion made by Mr. Esteban Sansores, seconded by Mr. Servando Hernandez, and unanimously carried to approve this item.

Motion made by Mr. Larry Nance, seconded by Mr. Servando Hernandez, and unanimously carried to discuss Items 9 through 12 as one item.

Item 9: 02-040-06 4049 Hacienda Roja Sun West Estates, Ltd.
Applicant requests a Variance under Section 20.08.320 (Permitted Walls) R-3 Zone of the City of El Paso Zoning Ordinance.

Item 10: 02-041-06 4048 Hacienda Roja Sun West Estates, Ltd.
Applicant requests a Variance under Section 20.08.320 (Permitted Walls) R-3 Zone of the City of El Paso Zoning Ordinance.

Item 11: 02-042-06 4053 Boy Scout Lane Sun West Estates, Ltd.
Applicant requests a Variance under Section 20.08.320 (Permitted Walls) R-3 Zone of the City of El Paso Zoning Ordinance.

Item 12: 02-043-06 4052 Boy Scout Lane Sun West Estates, Ltd.
Applicant requests a Variance under Section 20.08.320 (Permitted Walls) R-3 Zone of the City of El Paso Zoning Ordinance.

Francisco Campa, representing Conde, Inc., was present to represent the case.

Jerry and Michelle Wright spoke in opposition to this request.

Motion made by Mr. Esteban Sansores, seconded by Mr. Servando Hernandez to postpone items 9 through 12 to the next meeting of March 13, 2006.

Mr. Esteban Sansores withdrew his motion to postpone items 9 through 12 to the next meeting of March 13, 2006. Mr. Servando Hernandez withdrew his second to the motion.

Motion made by Mr. Oscar Perez, seconded by Mr. Larry Nance, and carried to deny items 9 through 12 for reason that the situation was self-imposed and they do not meet all the requirements for a variance.

AYES: Ms. Gill, Mr. Nance, Mr. Perez, Mr. Major, Mr. Veliz, Mr. Marquez, and Mr. Hernandez
ABSTAIN: Mr. Esteban Sansores

Item 13: 02-044-06 1847 Karl Wyler Drive Barbara Gomez
Applicant requests a Variance under Section 20.12.090 (Yard Standards) R-3/sp Zone of the City of El Paso Zoning Ordinance.

Mr. Sansores leaves the meeting and returns immediately (within 30 seconds).

Gary Blanco, contractor for the owner, was present to represent the case.

Motion made by Mr. David Marquez, seconded by Mr. Esteban Sansores, and unanimously carried to approve this item.

Item 14: 02-045-06 5306 Harlan Drive Elizabeth Gomez
Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) R-4 Zone of the City of El Paso Zoning Ordinance.

Rogelio Rojas, representing the owner, was present to represent the case.

Motion made by Mr. James Major, seconded by Mr. Esteban Sansores, and unanimously carried to approve this item.

Item 16: 02-047-06 San Diego Avenue at Indiana St. El Paso Water Utilities
Applicant requests a Variance from Section 20.14.050 (Rear Yard Setback) and Section 20.08.230 (Permitted Walls) R-5 Zone of the City of El Paso Zoning Ordinance.

Sergio Adame, with Brock & Bustillos, was present to represent the case.

Motion made by Mr. James Major, seconded by Mr. Larry Nance, and carried to approve the Variance.

AYES: Ms. Gill, Mr. Nance, Mr. Perez, Mr. Major, Mr. Veliz, Mr. Marquez, Mr. Hernandez, and Mr. Sansores
ABSTAIN: Mr. Oscar Perez (His company is working on this project.)

APPROVAL OF MINUTES

Motion made by Mr. James Major, seconded by Mr. Larry Nance, and carried to approve the minutes for February 13, 2006.

AYES: Ms. Gill, Mr. Nance, Mr. Perez, Mr. Major, Mr. Veliz, Mr. Marquez, and Mr. Hernandez
ABSTAIN: Mr. Esteban Sansores (not present at that meeting)

ADJOURNMENT:

Motion was made and unanimously carried to adjourn the meeting at 2:45 p.m.

Robert Peña, Zoning Board Secretary