ZONING BOARD OF ADJUSTMENT MINUTES
2ND FLOOR COUNCIL CHAMBERS
MARCH 13, 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, March 13, 2006.

Meeting was called to order at 1:30 p.m. by Board Vice-Chair Larry Nance. The following Board Members answered roll call:

Mr. Larry Nance (Vice-Chair)
Mr. Oscar Perez
Mr. Robert Veliz
Mr. David Marquez
Mr. Servando Hernandez
Mr. Jose Melendez
Mr. Roberto Bustamante
Mr. John Taylor

Agenda

Discussion and action on deleting the following items: Plans that were submitted for Item #1 were incorrect. Item #6 will be re-submitted as a Special Exception V.

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 6: 03-050-06 3923 La Luz Avenue Dale Castle & Joann Brown
Applicants request a Special Exception under Section 2.16.050 C (Front Yard Setback) R-4 Zone of the City of El Paso Zoning Ordinance.

Motion made by Mr. Robert Veliz, seconded by Mr. Jose Melendez and unanimously carried to delete Items #1 and #6.

Discussion and action on postponing the following items: Item #2 was postponed for 2 weeks per the applicant's request. Item #4 was postponed for 2 weeks to allow staff to obtain further information.

Item 2: 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.

Item 4: 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. Robert Veliz, seconded by Mr. Jose Melendez and unanimously carried to postpone Items #2 and #4 to the meeting of March 27, 2006.

Item 3: 02-046-06 254 McClintock Tom Aber
Applicant requests a Variance from Section 20.38.080 (Yard Standards, Rear Yard Setback) C-2/sc Zone of the City of El Paso Zoning Ordinance.

Tom Aber, owner, was present to represent the case.

Dick Aber, who is involved with this request also spoke at the meeting.

Motion made by Mr. Oscar Perez, seconded by Mr. Servando Hernandez and unanimously carried to deny this request. It does **not** meet all the requirements for a Variance.

Item 5: 03-049-06 285 Amelia Aziz Shakarzahi
Applicant requests a Special Exception under Section 2.16.050 C (Front Yard Setback) R-3 Zone of the City of El Paso Zoning Ordinance.

Luis Flores, representing the owner, was present to represent the case.

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

Item 7: 03-051-06 5528 Milray Drive Winton Custom Builders
Applicant requests a Special Exception under Section 2.16.050 V (Front Yard Setback) R-1 Zone of the City of El Paso Zoning Ordinance.

Scott Winton, owner, was present to represent the case.

Motion made by Mr. Oscar Perez, seconded by Mr. Roberto Bustamante and unanimously carried to approve this request with a maximum 10 feet encroachment into the front setback.

Item 8: 03-052-06 9327 Nottingham Pedro Lucero
Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) R-3/sc Zone of the City of El Paso Zoning Ordinance.

Tomas Delgado, representing the owner, was present to represent the case.

Motion made by Mr. Servando Hernandez, seconded by Mr. Roberto Bustamante, and unanimously carried to approve this item with the reduction of the accessory structure to 120 square feet.

Item 9: 03-053-06 2030 Sun Tide Luis Marquez
Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) R-3A/sc Zone of the City of El Paso Zoning Ordinance.

Luis Marquez, owner, was present to represent the case.

Motion made by Mr. Jose Melendez, seconded by Mr. Roberto Bustamante, and unanimously carried to approve this request.

Item 10: 03-054-06 5124 Branon Guadalupe & Daniel Dorado
Applicants request a Special Exception under Section 2.16.050 K (Side Street Setback) R-4 Zone of the City of El Paso Zoning Ordinance.

Adrian Hernandez, representing the owner, was present to represent the case.

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

Item 11: 03-055-06 11773 Crimson Crest Alejandra Valdez
Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) R-5/c Zone of the City of El Paso Zoning Ordinance.

Roman Velasco, representing the owner, was present to represent the case.

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

Item 12: 03-056-06 11304 Warbonnet Maria Sanchez
Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) R-3 Zone of the City of El Paso Zoning Ordinance.

Antonio Reyes, representing the owner, was present to represent the case.

Motion made by Mr. Roberto Bustamante, seconded by Mr. Jose Melendez, and unanimously carried to approve this request.

Item 13: 03-057-06 8013 Big Bend Wayne & Reina Shaw
Applicants request a Special Exception under Section 2.16.050 G (Rear Yard Setback) R-2 Zone of the City of El Paso Zoning Ordinance.

No one was present to represent the case.

Motion made by Mr. Oscar Perez, seconded by Mr. Servando Hernandez, and unanimously carried to postpone this item to the next meeting of March 27, 2006.

APPROVAL OF MINUTES

Motion was made and unanimously carried to postpone the minutes of February 27, 2006 to the meeting of March 27, 2006.

ADJOURNMENT:

Motion was made and unanimously carried to adjourn the meeting at 2:22 p.m.

Robert Peña, Zoning Board Secretary