ZONING BOARD OF ADJUSTMENT MEETING MINUTES
2ND FLOOR – CITY COUNCIL CHAMBER
September 11, 2006
1:30 P.M.

The Zoning Board of Adjustment meeting was called to order at 1:35 p.m. by Chair Anna Gill. The following Board Members answered roll call:

Ms. Anna Gill (Chair)
Mr. Larry Nance (Vice-Chair)
Mr. Jose Melendez
Mr. David Marquez
Mr. Oscar Perez
Mr. Samuel Barela
Mr. Roberto Bustamante

CHANGES TO THE AGENDA
Discussion and action on withdrawing Item 1 and postponing Items 5 and 10 for two weeks, to the meeting of September 25, 2006. Item 1 was withdrawn at the request of the applicant. Items 5 and 10 were postponed to allow staff to re-notify due to changes in the Special Exceptions.

ITEM 1:
04-079-06 Salas Street Phillips Homes of El Paso, Inc.
Applicant requests a Variance from Section 20.14.090 (Side Yard Setback) R-5 Zone of the City of El Paso Zoning Ordinance.

ITEM 5:
09-176-06 8118 Tigua Circle Rose Norma Vega
Applicant requests Special Exceptions under Section 2.16.050 M (Error in Construction), Front Yard Setback) and Section 2.16.050 G (Rear Yard Setback) in a R-3 zone of the City of El Paso Zoning Ordinance.

ITEM 10:
09-182-06 9312 Nottingham Drive Julio Hernandez
Applicant requests a Special Exception under Section 2.16.050 Q (Carport Over a Driveway) in an R-5 zone of the City of El Paso Zoning Ordinance.

Motion was made by Mr. Larry Nance, seconded by Mr. Oscar Perez, and unanimously carried to withdraw Item 1 and postpone Items 5 and 10 for two weeks, to the meeting of September 25, 2006.

ITEM 2:
08-166-06 1810 Murchison Drive Ready One Industries, Inc.
Applicant requests a Special Exception under Section 2.16.050 O (Off-Street Parking Reduction) in an A-O/sc zone of the City of El Paso Zoning Ordinance.

Yolanda Giner, from Gordon & Mott, P.C., was present to represent the case.

Motion was made by Mr. Larry Nance, seconded by Mr. David Marquez, and unanimously carried to approve this request for a Special Exception under Section 2.16.050 O (Off-Street Parking Reduction) in an A-O/sc zone of the City of El Paso Zoning Ordinance.

Motion was made by Mr. Larry Nance, seconded by Mr. David Marquez, and unanimously carried to approve this request for a Special Exception under Section 2.16.050 O (Off-Street Parking Reduction) in an A-O/sc zone of the City of El Paso Zoning Ordinance.

ITEM 3:
08-174-06 2500 Robert Wynn Street Alvin Dorbard
Applicant requests a Special Exception under Section 2.16.050 Q (Carport over a Driveway) in an R-3 zone of the City of El Paso Zoning Ordinance.

Alvin Dorbard, owner, was present to represent the case.

Motion was made by Mr. Larry Nance, seconded by Mr. Robert Bustamante, and unanimously carried to approve this request for a Special Exception under Section 2.16.050 Q (Carport over a Driveway) in an R-3 zone of the City of El Paso Zoning Ordinance.

ITEM 4:
09-175-06 433 Crane Way Jack Giacomo Jr.
Applicant requests a Special Exception under Section 2.16.050 U (Rear and Side Yard Setbacks) in an R-2A zone of the City of El Paso Zoning Ordinance.

Jack Giacomo, Jr., owner, was present to represent the case.

Motion was made by Mr. David Marquez, seconded by Mr. Larry Nance, and unanimously carried to approve this request for a Special Exception under Section 2.16.050 U (Rear and Side Yard Setbacks) in an R-2A zone of the City of El Paso Zoning Ordinance.

ITEM 6:
09-177-06 5305 Plainview Drive Cristin and Rafael Zuñiga
Applicants request a Special Exception under Section 2.16.050 L (Front and Side Yard Setbacks) in an R-3 zone of the City of El Paso Zoning Ordinance.

Jose Soloria, representing the owners, was present to represent the case.

Motion was made by Mr. Larry Nance, seconded by Mr. David Marquez, and unanimously carried to approve this request for a Special Exception under Section 2.16.050 L (Front and Side Yard Setbacks) in an R-3 zone of the City of El Paso Zoning Ordinance.

ITEM 7:
09-179-06 1388 Silver Gate Place Norvel Green
Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) in an R-3A/sp zone of the City of El Paso Zoning Ordinance.

Norvel Green, owner, was present to represent the case.

Motion was made by Mr. David Marquez, seconded by Mr. Larry Nance, and unanimously carried to approve this request for a Special Exception under Section 2.16.050 G (Rear Yard Setback) in an R-3A/sp zone of the City of El Paso Zoning Ordinance.

ITEM 8:
09-180-06 7921 Mazatlan Drive Alicia Gutierrez
Applicant requests a Special Exception under Section 2.16.050 Q (Carport Over a Driveway) in an R-3 zone of the City of El Paso Zoning Ordinance.

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

Margarita Molina from Engineering-Traffic Division stated that Traffic Division has no objection to this request.

Motion was made by Mr. Larry Nance, seconded by Mr. Oscar Perez, and unanimously carried to approve this request for a Special Exception under Section 2.16.050 Q (Carport Over a Driveway) in an R-3 zone of the City of El Paso Zoning Ordinance.

ITEM 9:
09-181-06 1538 Monte Sanders Lane Tony and Diane Dubeansky
Applicants request a Special Exception under Section 2.16.050 U (Rear and Side Yard Setbacks) in an R-3 zone of the City of El Paso Zoning Ordinance.

Tony Dubeansky, owner, was present to represent the case. He stated that the porch already existed when they bought the property in 2003.

Eva Simons voiced her opposition to this request.

Motion was made by Mr. Larry Nance, seconded by Mr. David Marquez, and unanimously carried to approve this request for a Special Exception under Section 2.16.050 U (Rear and Side Yard Setbacks) in an R-3 zone of the City of El Paso Zoning Ordinance.

APPROVAL OF MINUTES:
Motion was made and carried to approve the minutes for August 28, 2006 as presented.

DISCUSSION AND ACTION ITEMS

ITEM 15: DEVELOPMENT SERVICES REPORT
There were no reports to be presented at this time.

ADJOURNMENT:

Motion was made and unanimously carried to adjourn the meeting at 2:15 p.m.

Linda Castle for

Robert Peña, Zoning Board Secretary