

or letters in favor or against this request. Luis De La Cruz asked if there was anyone in the audience who wished to speak in favor or against this request.

Bradley Roe made a motion to **APPROVE** this request on the basis that the application meets all the requirements for the special exception. Vicente Ordoñez seconded the motion. Board was polled and motion passed unanimously (8-0).

Item 4 11-176-04 10204 Buckwood Michael & Barbara Blough

Applicants request a Special Exception under Section 2.16.050 Q (Carport Over a Driveway) R-3 Zone of the City of El Paso Zoning Ordinance. Eastridge, Block K, Lot 2. This would permit the construction of a 29' by 27' carport located to within 2' of the front property line. A 25' front yard setback is required in an R-3 zone.

Robert Peña read the case into the record and made a slide presentation of the property. The Department is recommending approval of the special exception. The Owner was represented by the contractor, Joe Ramos. Luis De La Cruz asked if there was anyone in the audience who wished to speak in favor or against this request. Three neighbors were present at the meeting to state, again, their opposition to the carport. Chair De La Cruz asked if the Owner had met with his neighbors as the Board had requested at the November meeting. They said Mr. Blough had not met with them. It was noted that an accessory building must be removed or relocated.

Bradley Roe made a motion to **APPROVE** this request on the basis that the application meets all the requirements for the special exception. Roger Rappe seconded the motion. Board was polled and motion **FAILED** (5-3). Vicente Ordoñez, Luis De La Cruz, David Alvidrez cast the opposing votes.

Item 5 11-178-04 6953 Orizaba Jerry Cutts

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. Chaparral Park, Block 44, Lot 2. This would permit the construction of an 18' by 18' addition located to within 15' of the rear property line. A 25' rear yard setback is required in an R-3A zone.

Robert Peña read the case into the record and made a slide presentation of the property. The Department is recommending approval as a special exception. Staff did not receive any calls or letters in favor or against this request. Luis De La Cruz asked if there was anyone in the audience who wished to speak in favor or against this request. Owner was in attendance to represent the case.

James Major made a motion to **APPROVE** this request on the basis that the application meets all the requirements for the special exception. David Alvidrez seconded the motion. Board was polled and motion passed unanimously (8-0).

Item 6 12-179-04 2600 Mountain Mary Hermosillo

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. Military Heights, Block 27, Lots 30, 31 and 32. This would permit the construction of a 22' by 16'6" carport located to within 3' of the front property line. A 20' front yard setback is required in an R-5 zone.

Robert Peña read the case into the record and made a slide presentation of the property. The Department is recommending approval as a special exception. Staff did not receive any calls or letters in favor or against this request. Luis De La Cruz asked if there was anyone in the

represent the case and stated it was his plan to paint the wall of the existing and added structure one color.

James Major made a motion to **APPROVE** this request, with condition that the back wall be painted, on the basis that the application meets all the requirements for the special exception. David Alvidrez seconded the motion. Board was polled and motion passed unanimously (8-0).

Item 10 12-183-04 5700 Laurel Clark Carefree Homes

Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) R-5 Zone of the City of El Paso Zoning Ordinance. Columbia North, Block 6, Lot 36. This would permit the construction of a 17' by 3' portion of a structure located to within 22' of the rear property line. A 25' rear yard setback is required in an R-5 zone.

Robert Peña read the case into the record and made a slide presentation of the property. The Department is recommending approval as a special exception. Staff did not receive any calls or letters in favor or against this request. Luis De La Cruz asked if there was anyone in the audience who wished to speak in favor or against this request. Representative was in attendance to represent the case.

James Major made a motion to **APPROVE** this request on the basis that the application meets all the requirements for the special exception. Vicente Ordoñez seconded the motion. Board was polled and motion passed unanimously (8-0).

Item 11 12-184-04 12300 Tierra Limpia Monterrey Homes, Inc.

Applicant requests a Special Exception under Section 2.16.050 "K" (Side Street Setback) R-5 Zone of the City of El Paso Zoning Ordinance. Vista Del Sol Unit 13, Block 73, Lot 28. This would permit the construction of a 12' by 1' portion of a structure located to within 9' of the side street property line. A 10' side yard setback abutting a side street is required in an R-5 zone.

Robert Peña read the case into the record and made a slide presentation of the property. The Department is recommending approval as a special exception. Staff did not receive any calls or letters in favor or against this request. Luis De La Cruz asked if there was anyone in the audience who wished to speak in favor or against this request. Danny Salazar, Representative, was in attendance to represent the case.

Ana Gill made a motion to **APPROVE** this request on the basis that the application meets all the requirements for the special exception. Roger Rappe seconded the motion. Board was polled and motion passed unanimously (8-0).

Item 12 12-185-04 301 Amelia James Fletcher

Applicant requests a Special Exception under Section 2.16.050 "K" (Side Street Setback) R-3 Zone of the City of El Paso Zoning Ordinance. Vista Del Sol Unit 13, Block 73, Lot 28. This would permit the construction of a 20' by 20' addition located to within 5' of the side street property line. A 10' side yard setback abutting a side street is required in an R-3 zone.

Robert Peña read the case into the record and made a slide presentation of the property. The Department is recommending approval as a special exception. Staff did not receive any calls or letters in favor or against this request. It was noted that one call was made to the department asking about the distance from the street. Luis De La Cruz asked if there was anyone in the audience who wished to speak in favor or against this request. A neighbor was present to ask

Mr. Fletcher if he was going to continue to park his cars on the street. The Owner was in attendance to represent the case.

James Major made a motion to **APPROVE** this request, at five feet from the property line, on the basis that the application meets all the requirements for the special exception. Roger Rappe seconded the motion. Board was polled and motion passed unanimously (8-0).

Item 13 **12-186-04** **10616 Riverwood** **Judith W. G. & Roland Lucky**

Applicant requests a Special Exception under Section 2.16.050 Q (Carport over a Driveway) R-4 Zone of the City of El Paso Zoning Ordinance. Vista Del Sol Unit 1, Block 4, Lot 12. This would permit the construction of a 20' by 28' carport located to within 0' of the front property line. A 20' front yard setback is required in an R-4 zone.

Robert Peña read the case into the record and made a slide presentation of the property. The Department is recommending approval as a special exception. Staff did not receive any calls or letters in favor or against this request. Luis De La Cruz asked if there was anyone in the audience who wished to speak in favor or against this request. Judith & Roland Lucky, owners, was in attendance to represent the case.

Vicente Ordoñez made a motion to **APPROVE** this request on the basis that the application meets all the requirements for the special exception. Roger Rappe seconded the motion. Board was polled and motion passed unanimously (8-0).

Item 14 **12-187-04** **1706 Janet Coles** **Rod Marbury**

Applicant requests a Special Exception under Section 2.16.050 V (Front Yard Setback) R-3 Zone of the City of El Paso Zoning Ordinance. Vista Del Sol Unit 42, Block 403, Lot 17 & a Portion of Lot 18. This would permit the existence of a 16' by 9' addition located to within 20' of the front property line. A 25' front yard setback is required in the R-3 zone.

Robert Peña read the case into the record and made a slide presentation of the property. The Department is recommending postponing this special exception to make clarifications regarding the site plan. Staff did not receive any calls or letters in favor or against this request. Luis De La Cruz asked if there was anyone in the audience who wished to speak in favor or against this request. Rod Marbury, owner, was in attendance to represent the case.

James Major made a motion to **APPROVE** the special exception with the condition that the problems with other structures not in compliance be resolved. David Alvidrez seconded the motion. Board was polled and motion passed unanimously (8-0).

Item 15 **12-188-04** **8028 Meraz** **Alejandrina Acosta**

Applicant requests a Special Exception under Section 2.16.050 Q (Carport over a Driveway) R-4 Zone of the City of El Paso Zoning Ordinance. Meraz, Block 1, Lot 8. This would permit the construction of two 20' by 14'7" carports located to within 5' of the front property line. A 20' front yard setback is required in an R-4 zone.

Robert Peña read the case into the record and made a slide presentation of the property. The Department is recommending postponing this special exception because the owner is not in attendance. Staff did not receive any calls or letters in favor or against this request. Luis De La Cruz asked if there was anyone in the audience who wished to speak in favor or against this request.

Bradley Roe made a motion to **POSTPONE** this request to January 10, 2005 due to the owner not present at Dec. 6 meeting. David Alvidrez seconded the motion. Board was polled and motion passed unanimously (8-0).

Item 16 12-189-04 10825 Tony Jacklin Ida Taulbee

Applicant requests a Special Exception under Section 2.16.050 Q (Carport over a Driveway) R-4 Zone of the City of El Paso Zoning Ordinance. Vista Del Sol Unit 19, Block 99, Lot 14. This would permit the construction of a 19' by 19' carport located to within 5' of the front property line. A 20' front yard setback is required in an R-4 zone.

Robert Peña read the case into the record and made a slide presentation of the property. The Department is recommending approval as a special exception. Staff did not receive any calls or letters in favor or against this request. Luis De La Cruz asked if there was anyone in the audience who wished to speak in favor or against this request. Owner was in attendance to represent the case.

Luis De La Luz made a motion to **POSTPONE** this request to January 10, 2005 and that the owner provide 3 copies of a more detailed plot plan with structural drawings. Roger Rappe seconded the motion. Board was polled and motion passed unanimously (8-0).

Item 17 12-190-04 1 Civic Center Plaza El Paso Convention Center

Applicant requests a Variance from Section 20.66.310 (Signs, Central Business District) C-5 Zone of the City of El Paso Zoning Ordinance. Stevens, Block B, Lots 13-38 and closed alley. This would permit the construction of a 28'4" high sign with a sign area of approximately 204 sq. ft. at the Civic Center. This will replace the existing sign, which is 16'1" in height with a sign area of 227.5 sq. ft.

Robert Peña read the case into the record and made a slide presentation of the property. The Department is recommending approval as a variance because the site has visibility problems with the existing buildings up to the property line and the proposed sign is smaller than the existing, so it would be a hardship to require the much smaller sign allowed by code. Staff did not receive any calls or letters in favor or against this request. Luis De La Cruz asked if there was anyone in the audience who wished to speak in favor or against this request. Representatives were in attendance to represent the case.

Vicente Ordoñez made a motion to **APPROVE** this request on the basis that the application meets the requirements for the variance. Roger Rappe seconded the motion. Board was polled and motion passed unanimously (7-0). James Major abstained.

Item 18 12-191-04 1754 Deke Slayton Lino Castro

Applicant requests a Special Exception under Section 2.16.050 G (Rear Yard Setback) R-3A Zone of the City of El Paso Zoning Ordinance. East Glen Unit 1, Block 5, Lot 16. This would permit the construction of a 20' by 15' structure located to within 16' of the rear property line. A 25' rear yard setback is required in an R-3A zone.

Robert Peña read the case into the record and made a slide presentation of the property. The Department is recommending approval as a special exception. Staff did not receive any calls or letters in favor or against this request. Luis De La Cruz asked if there was anyone in the audience who wished to speak in favor or against this request. Representatives were in attendance to represent the case.

James Major made a motion to **APPROVE** with a condition to reduce the accessory structure to 120 square feet. Roger Rappe seconded the motion. Board was polled and motion passed unanimously (8-0).

Other Business:

Item 19 Election of Officers

Motion made by Luis De La Cruz and seconded by Bradley Roe to nominate Vicente Ordoñez as Chair and Anna Gill as Vice-Chair. Motion passed unanimously.

Item 20 Approval of minutes

Bradley Roe made a motion and David Alvidrez seconded to approve the minutes of November 8, 2004 as presented.

Next Meeting set – It was announced that the next meeting is set for January 10, 2005 at 1:30 p.m.

Kimberly Forsyth, Zoning Administrator