

**MINUTES
ADMINISTRATIVE REVIEW BOARD
June 6, 2019 – 6:00 P.M.**

The Administrative Review Board met in regular session on Thursday, June 6, 2019 at 6:00 p.m. in the City Council Chamber, 800 Municipal Drive, Farmington, New Mexico.

Members present

Vice Chair-Paul Martin
Brian Erickson
Jeff Johanson
Oliver Roe

Members absent:

Chair-James Dennis

Staff present:

Cindy Lopez
Karen Walker

Others addressing the Board:

Dennis Ivie
Chad Waite

Call to Order

The meeting was called to order at 6:00 p.m. by Acting Chair Paul Martin and there being a quorum present the following proceedings were duly had and taken.

Approval of the Agenda

A motion was made by Board Member Roe and seconded by Board Member Johanson to approve the agenda. The motion passed unanimously by a vote of 4-0.

Approval of the Minutes from the May 9, 2019 Regular Meetings

Board Member Roe made a motion to approve the minutes of the May 9, 2019 regular meeting. The motion was seconded by Board Member Johanson and passed unanimously by a vote of 4-0.

Swearing in of Witnesses

All parties that wished to speak on behalf of any agenda item were sworn in by Karen Walker.

Petition No. ARB 19-40

**Variance to allow for accessory structures of more than the required 2,000 square feet
In the buildable area of the property
634 W. Apache Street**

Discussion of ARB No. 19-40 on June 6, 2019

Senior Planner Cindy Lopez presented the staff report for ARB 19-40, a request from Chad Waite, represented by Dennis Ivie, for a variance to allow a second detached 24 foot by 46-foot garage (1,104 sq. ft.) in the allowed buildable area of a 1.47-acre parcel in the SF-7, Single-family Residential District located at 634 W. Apache Street. The minimum lot area for the SF-7 zoning district is 7,000 square feet.

The petitioner has an existing detached garage of approximately 2,327 square feet. An accessory structure built on a residential property cannot exceed 2,000 square feet or 50% of the principle structure, whichever is greater, according to the UDC, Unified Development Code.

The petitioner is requesting to add an additional garage. There are two smaller existing outbuildings on the property. The petitioner intends to remove the outbuilding behind the house and the new garage will replace the outbuilding.

The Glade Arroyo runs along the west side of the property. The petitioner also owns the 1.46-acre vacant property to the east.

The properties across Apache Street from the Glade Arroyo to Schwartz Avenue include eight residences, ranging in property size from 0.17 acres to 0.2 acres and totaling 1.41 acres. Each of those residences can have up to three accessory buildings.

The intent of the SF-7 zoning district is to control the density of properties. Mr. Waite has a large property. There is a severe grade change between the front of the property where the residence and existing detached garage are located. The additional proposed garage will not be seen from the road due to the grade change.

The Community Development Department concludes that approval of ARB 19-40 is a minimum easing of the code, meets the intent of the code and is a property that has characteristics unique enough to allow for a second garage of over the 2,000 square foot maximum without adversely affecting the neighbors or the neighborhood.

Board Member Johanson asked to have the outbuildings clarified. Chad Waite, 634 Apache Street, said the shed that will be torn down is actually behind the house. Ms. Lopez asked that one of the conditions be changed to "the removal of one of the outbuildings".

Dennis Ivie, 201 Taylor Drive, said he agrees with the conditions with the change.

Administrative Review Board Action of June 6, 2019

A motion was made by Board Member Roe and seconded by Board Member Johanson to **approve** Petition No. ARB 19-40, a request from Chad Waite, represented by Dennis Ivie, for a variance to allow a second detached 24 foot by 46-foot garage (1,104 sq. ft.) in the allowed buildable area of a 1.47-acre parcel in the SF-7, Single-family Residential District located at 634 W. Apache Street, subject to:

- Meeting all floodplain requirements, construction and documentation, which shall be completed and submitted to the City Floodplain Manager prior to the issuance of a building permit or a certificate of occupancy; and,
- The removal of one of the outbuilding below the hill behind the house.

AYE: Acting Chair Martin, Members Erickson, Johanson, and Roe.

NAY: None

ABSTAIN: None

ABSENT: Chair Dennis

APPROVED 5-0

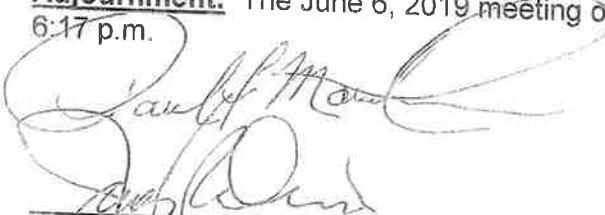
Business from the Floor: There was no business from the Floor.

Business from the Chair: There was no business from the Chair.

Business from the Members: There was no business from the Members.

Business from Staff: Cindy Lopez introduced the new ARB Board Member Brian Erickson.

Adjournment: The June 6, 2019 meeting of the Administrative Review Board was adjourned at 6:17 p.m.


Paul Martin-Acting Chair


Karen Walker-Administrative Assistant