

VILLAGE OF CLOUDCROFT

Minutes of the **VARIANCE REQUEST / PUBLIC HEARING** of the Planning & Zoning Commission for the Village of Cloudfcroft, held on Thursday, January 28, 2021, at 3:00 p.m., in the Village Council Chambers, 201 Burro Avenue, Cloudfcroft, NM.

Chair Tom Blessum called the meeting to order with the following Commission members present:

Jim Dowding
Tabitha Foster

Staff present: Jini S. Turri, P&Z Clerk

The following guests were present for the Variance Request / Public Hearing: Mason Locke.

VARIANCE REQUEST #2020-02 – MASON LOCKE – 415 BALSAM LANE

Chair Tom Blessum informed the Commission and those in attendance that the Public Hearing would be for the purpose of approving or disapproving a variance request submitted by Mason Locke for his property located at 1309 Victoria in Cloudfcroft, NM, and that the Public hearing would be conducted under procedures mandated by the NM Court of Appeals, in *Battershell v. the City of Albuquerque*; he also read the rules of conducting a Public Hearing. Chair Blessum asked each of the Commissioners in attendance if they personally had any “conflicts of interest” regarding the variance request, and they all stated “no”. Chair Blessum asked each of the Commissioners if they have had any “outside or ex-parte communications” concerning the request and they all stated “no”.

To begin the Public Hearing, the Village Administrator swore in Mason Locke, owner of the property at 415 Balsam Lane. Mr. Locke presented to the P&Z Commission a plat showing a lot with a raised parking area towards the front of the lot in which he wished to build a 12x20’ carport on top of, but in order to do so, he would need a variance of the required 25’ front yard set-back to approximately 14’. He expressed to the Commission that the lot had a hardship of “exceptional topographical conditions” that would prevent him from building the carport anywhere else on the lot.

The Commission reviewed the plans presented by Mr. Locke.

There were not any parties who wished to cross-examine the Applicant.

There were no questions from staff.

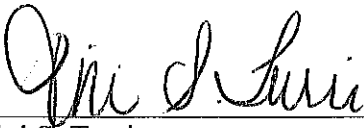
Chair Blessum entertained a motion to recommend or not recommend granting of the variance request. Commissioner Tabitha Foster made a motion to recommend granting of the variance from a 25' front yard setback to a 14' front yard setback. Commissioner Jim Dowding seconded the motion and upon vote of Commissioners Foster, Dowding and Blessum all voting "aye" the motion passed.

Chair Blessum explained that the Commission would make a recommendation to the Governing Body to approve the variance request at their next regular scheduled meeting on February 9, 2021.

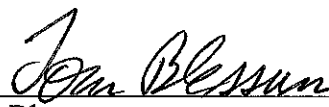
ADJOURNMENT

Chair Tom Blessum stated that having reached the end of the Agenda, the Variance Request / Public Hearing of January 28, 2021, be adjourned at 3:30 p.m.

The minutes of the Variance Request / Public Hearing of January 28, 2021, were approved during the Regular P&Z Meeting of April 6, 2021.



Jini S. Turri
P&Z Clerk



Tom Blessum
P&Z Chair