

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 3:30 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
Nathan Tompkins

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

The following guests were present for the Variance Request / Public Hearing: Shelley Hughes, Architect, on behalf of Gabriel and Imelda Gayton.

VARIANCE REQUEST #2020-03- 1309 VICTORIA – GABRIEL & IMELDA GAYTON

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 Shelley Hughes, Architect, on behalf of Gabriel and Imelda Gayton for their 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*; she 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 Shelley Hughes who then made a presentation to the Commission for a variance to Village Code 9-2-3-N-6, “a variance may be granted for exceptional narrowness, shallowness or shape of a specific piece of property at the time of the original adoption of the regulations; or exceptional topographical conditions; or an extraordinary or exceptional situation or condition of a specific piece of property where the strict application of the regulations would result in peculiar and exceptional practical difficulties and/or undue hardship upon the owner of the property ”.

Ms. Hughes presented to the Commission that Gabriel and Imelda, would be building a new home on their property at 1309 Victoria, and are requesting a 10’0” rear yard setback instead of the required 13’8” setback. The request would allow the owners to locate the new house farther away from the main street allowing for more off-street parking.

The Commission reviewed the plans presented by Ms. Hughes.

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

There were not any questions from staff.


Chair Blessum entertained a motion to recommend or not recommend granting of the variance request. Vice-Chair Jim Dowding made a motion to recommend granting of the variance from a 13'8" rear yard setback to a 10'0" rear yard setback. Commissioner Nathan Tompkins seconded the motion and upon vote of Commissioners Dowding, Tompkins 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 Blessum stated that having reached the end of the Agenda, the Variance Request / Public Hearing of January 28, 2021, be adjourned at 3:45 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.



Jim S. Turri
Village P&Z Clerk



Tom Blessum
P&Z Chair