



**BOARD OF APPEALS  
ACTION SUMMARY MINUTES**

**Tuesday, June 28, 2016  
9:00 a.m.**

**Plaza Del Sol Hearing Room, Lower Level  
600 Second Street NW  
(505) 924-3860**

**MEMBERS:**

Kim Seidler, Chair - **ABSENT**  
Steve Karman, Vice-Chair  
Richard Hix  
Susan Henderson - **ABSENT**  
LeeAnn Werbelow

**PLANNING STAFF:**

Maggie Gould, Planner  
Christopher Tebo, Legal Department  
Ernie Gomez, Administrative Assistant

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**THE PROCEDURE FOR PRESENTATIONS IS AS FOLLOWS:** Appellant - 10 minutes, Opposition/Public - 15 minutes, Appellant rebuttal - 5 minutes. Please note that Opposition/Public presentations share a 15 minute block of time. The same rule also applies if there is more than one Appellant named on the Appeal application.

**INDIVIDUALS WITH DISABILITIES** who need special assistance to participate in this meeting should contact the Planning Department at (505) 924-3860.

1. Call to Order - **9:02**
2. Additions and/or changes to the agenda - **NONE**

3. **Project #1010769 - 16BOA-20004 / 16ZHE-80066** – San Jose Neighborhood Association N.A. (Deanna M. Baca) appeals the Zoning Hearing Examiner’s Approval of a special exception to Section 14-16-2-23(A) and Pg. 45 South Broadway SDP (I)(A)(1)(a): a Conditional Use to allow R-2 uses in a SU-2 MR zone for all or a portion of Lot A, Hanily Subdivision, and MRGCD MAP 41 zoned SU-2 MR, located on 2205 John St. SE (L-14).

A motion was made by Commissioner Hix to REMAND the Appeal. Commissioner Werbelow seconded the motion.

Motion carried 3-0.

4. **Project #1010769 - 16BOA-20005 / 16ZHE-80067** – San Jose N.A. (Deanna M. Baca) appeals the Zoning Hearing Examiner’s Approval of a special exception to Section 14-16-3-1(H)(1): a Variance of 2 ft. to the 6 ft. width for a pedestrian sidewalk for all or a portion of Lot A, Hanily Subdivision, and MRGCD MAP 41, zoned SU-2 MR, located on 2205 John St. SE (L-14).

A motion was made by Commissioner Hix to REMAND the Appeal. Commissioner Werbelow seconded the motion.

Motion carried 3-0.

5. **Project #1010769 - 16BOA-20006 / 16ZHE-80068** – San Jose N.A. (Deanna M. Baca) appeals the Zoning Hearing Examiner’s Approval of a special exception to Section 14-16-3-1(A)(24)(b): a Variance of 1 off street parking to the required 1 and ½ per unit for a proposed new development for all or a portion of Lot A, Hanily Subdivision, and MRGCD MAP 41, zoned SU-2 MR, located on 2205 John St. SE (L-14).

A motion was made by Commissioner Hix to REMAND the Appeal. Commissioner Werbelow seconded the motion.

Motion carried 3-0.

6. **Project #1010770 - 16BOA-20007 / 16ZHE-80069** – San Jose N.A. (Deanna M. Baca) appeals the Zoning Hearing Examiner’s Approval of a special exception to Section 14-16-2-23(A) and Pg. 45 South Broadway SDP (I)(A)(1)(a): a Conditional Use to allow R-2 uses in a SU-2 MR zone for all or a portion of Lot 328, Hanily Subdivision, and MRGCD Map 41 zoned SU-2 MR, located on 2205 John St. SE (L-14).

A motion was made by Commissioner Hix to REMAND the Appeal. Commissioner Werbelow seconded the motion.

Motion carried 3-0.

7. **Project #1010770 - 16BOA-20008 / 16ZHE-80070** – San Jose N.A. (Deanna M. Baca) appeals the Zoning Hearing Examiner’s Approval of a special exception to Section 14-16-3-1(H)(1): a Variance of 2 ft. to the 6ft width for a pedestrian sidewalk for all or a portion of Lot 328, Hanily Subdivision, and MRGCD Map 41, zoned SU-2 MR, located on 2205 John St. SE (L-14).

A motion was made by Commissioner Hix to REMAND the Appeal. Commissioner Werbelow seconded the motion.

Motion carried 3-0.

8. **Project #1010770 - 16BOA-20009 / 16ZHE-80071** – San Jose N.A. (Deanna M. Baca) appeals the Zoning Hearing Examiner’s Approval of a special exception to Section 14-16-3-1(A)(24)(b): a Variance of 1 off street parking to the required 1 and ½ per unit for a proposed new development for all or a portion of Lot 328, Hanily Subdivision, and MRGCD Map 41, zoned SU-2 MR, located on 2205 John St. SE (L-14).

A motion was made by Commissioner Hix to REMAND the Appeal. Commissioner Werbelow seconded the motion.

Motion carried 3-0.

9. Other Matters

- A. Public comment – 3 minutes per individual - NONE

- B. Approval of April 26, 2016, Action Summary Minutes

A motion was made by Commissioner Werbelow for Approval of the April 26, 2016, Action Summary Minutes. Commissioner Hix seconded the motion.

Motion carried 3-0

- C. Next BOA hearing date July 26, 2016 – NO APPEALS RECEIVED FOR JULY, 2016

10. Adjourn – 11:15am