

Meeting Minutes 13 May 2010

Minutes taken by Greg Weirs

Board Members Attending:

Greg Weirs
David Corby
Steve Elkins
Mary Beth Nelson
Jeff Gittelman
Nancy Denker
Chris Smith
Jim Strozier
Ash Achrekar
Erin Quinn
David Tyroler

Zoning

10ZHE-80137 Project 1008299, 403 Amherst Dr SE, Karl Gass (Greg Baczek, agent) requests a variance of 11 feet to the 15 foot rear yard setback requirement for a proposed garage

10ZHE-80139 Project 1008299, 403 Amherst Dr SE, Karl Gass (Greg Baczek, agent) requests a variance of 4 feet to the 5 foot side yard setback requirement for a proposed garage

10ZHE-80140 Project 1008299, 403 Amherst Dr SE, Karl Gass (Greg Baczek, agent) requests a variance of 5 feet to the 5 foot side yard setback requirement for an existing garage

10ZHE-80141 Project 1008299, 403 Amherst Dr SE, Karl Gass (Greg Baczek, agent) requests a variance of 2 feet 6 inches to the 10 foot distance separation requirement between dwelling units.

These four requests are for the same project. Greg Baczek (agent) presented plans.

At present, the existing structures include a main dwelling unit facing east, and a detached single car garage on the north side of the lot behind the dwelling unit and within the five foot, side yard setback.

The plans are for an extension to the main dwelling unit west, towards the back of the lot, in a narrow, east-west section adjoining the existing garage, to a two-story addition, and finally a single-story two-car garage. The two-story section includes a living room below and master bedroom suite above. The existing house, narrow

extension, and two-story section form an interior courtyard facing south. The narrow section and two-story section are entirely within both side yard setbacks and the back yard setback. The proposed garage extends four feet into the north side yard setback and eleven feet into the back yard setback (the first and second variance requests.)

By connecting the existing garage to the main living structure, the now single building extends five feet into the north side yard setback and is only 7'6" from (within 10' of) the dwelling unit on the neighboring lot, becoming non-complying. The third and fourth variance requests address these points.

The proposed garage on the alley activates the alley and the board viewed that favorably as it generally leads to better maintenance and less neglect of property bordering the alley. However, the board did not feel the infringement of the side yard setback was necessary. The two variances associated with the existing garage address pre-existing infringements, and the board felt that denying the variances would not undo the infringements.

The board voted 10-0 to support three of the variances. The board opposed the variance for the side yard setback for the proposed garage.

10ZHE-80135 Project 1008297 315 Dartmouth Dr SE, Beth Williams (Doug Lane, agent) requests a conditional use to allow a proposed accessory living quarters in an R-1 zone.

Beth Williams described a proposed accessory living quarters in an R-1 zone. An existing garage would be converted to an accessory living quarters including bathroom, and kitchenette. The garage is 15' x 15'. No written plans were shown. The Board voted 10-0 to support the request.

For information: Tai Tok made a brief announcement. He is intending to open "Street Food Asia" next to Flying Star. It will feature Korean, Japanese, Thai, and Vietnamese food. He will apply for a beer and wine license. He hopes to open at the end of September.

Mid-Region Council of Governments

Alan Feldman (afeldman61@yahoo.com) spoke about his involvement with the transportation division of MRCOG. MRCOG is comprised of Bernalillo, Valencia, Torrance, and Sandoval counties, and among other things provides planning for transportation in the region. MRCOG is currently working on its Transportation Improvement Plan (TIP), a five-year plan that defines transportation priorities and drives associated funding. Mr. Feldman represents senior citizens (through the AARP) on the Public Involvement Committee (PIC) that provides input to the TIP. The PIC meets every two months at the MRCOG building (downtown on Copper Ave.) Meeting times and locations are on the website, mrcog-nm.gov. Mr. Feldman

recommends we attend a PIC meeting as individuals to see how it works; then as needed, make proposals to the PIC as a board.

Treasurer's Report (Mary Beth)

Current balance: \$1838.52 Printing, mailing newsletter already paid.
10 new members

Membership Report (Ash)

The board manned a table at Earth Day. There was a lot of traffic, and the booth was very successful. Collected around 10 names for email list.

Arts in the Park at Hyder Park, May 16th

The NHNA was invited to participate with a booth. The board decided not to participate in the event.

Sign toppers

Ash will meet with Rey Garduno next week to discuss – is this funded, and if not could it be? What would we need to do?

Federation of University Neighborhoods (Jeff)

Jeff reports on the one-hour meeting with Mayor Berry. Geoff also attended. Approximately 30 minutes were about the university. The rest was on the enforcement of zoning issues.

UNM

Regents approved a contract for the construction of an apartment-style dormitory on south campus. Issac Benton, a former city planner said it was a bad idea. The contract has three phases, the first is South campus and the second is main campus.

One point that came up in an LDC meeting, concerning the main campus project, was the possibility of closing Redondo. This would shift traffic onto Girard and Monte Vista. A prime location for new housing is Johnson Field, which might require the change or elimination of Redondo.

Request that Susan Michie draft a letter to LDC, expressing in a positive way our desire to participate in any future informational sessions or other processes for input.

Outreach (Erin)

The developer meeting was a success. Yanni's hosting was a success. Turnout could have been better, but weather a factor.

May 2nd neighborhood walk. Also suffered from bad weather, and will probably be rescheduled.

July 22 BBQ/picnic: we need to start planning. Staging area? Sponsors? Desert Fish to participate? Street Food Asia to participate?

August Movie Night: poll neighborhood for volunteers to assist in planning and execution.

Communications (Greg)

Web site development is continuing. We need a substitute for email list maintenance while Greg is out of town.

Shirts, stickers discussion

Proposed Bylaws amendment change: Members should be encouraged to pay dues, but not required to do so.

This topic has been discussed in previous meetings and was continued. The key argument for the change is that the membership fee makes it difficult to persuade otherwise willing people to sign up for our email list, which reduces our ability to distribute information. The main argument against is that the membership fee is generally not a burden, and that when soliciting inclusion to the email list we could just avoid asking for full membership.

The board voted to maintain the status quo: \$10/year dues for official membership. The only benefit of official membership is the right to vote at the annual meeting.

(If the board voted for the change, the proposal would have been presented to the association membership at the annual meeting for a vote.)

District 6 (Jeff)

Monthly meeting. We owe \$50 dues for 2010. We can ask for electronic signs that tell drivers their speed.

Safe City (Spencer Nelson)

Consider adding pedestrian lighting one block off central. Some blocks have them, some don't. Every APD person has a positive view of the lights.

Board Vacancies

We have two vacancies. We have two applicants. We will consider the applicants at the June meeting.