

Meeting Minutes 14 Jan 2010

Minutes taken by Greg Weirs

Board Members Attending:

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

Zoning

Case 09ZHE-80409 Project 10081103: 4301 Roma NE (Joint with Hiland NA)
Buckley Johnson requests a variance of 10' to the 15' rear setback.

Formally, this property is within the Hiland Neighborhood and Business Association's boundaries. In an agreement with Hiland on properties on their shared boundaries, the NHNA will also hear the case and comment to the ZHE in coordination with Hiland.

The applicant desires to add a single-story, 2-car, 20'x17' garage on alley. The lot is a corner lot. The house actually faces Roma; this puts the alley on the side of the lot and by this definition, a variance is not required for the garage that would satisfy the requirements for the side setback. However, the house has a Washington street address (as well as a Roma address) and the applicant felt that getting a variance would unambiguously cover the presence of the garage.

In the course of the discussion, it came out that lot is zoned R-1 but house is actually two units (duplex) separated by an interior door, which generally requires R-2 zoning. The board did not consider this issue, only the request for the variance.

The board unanimously approved the request as presented.

Case 09ZHE-80437 Project 1008119: 4100 Central Ave SE
Rick Goldman/Pulse Ventures (J. Stace McGee/EDI, agent) request a variance of 217 parking spaces to the 267 parking space requirement.

The applicant proposes a four-story mixed-use building. The ground floor would be retail and parking, the upper floors climate-controlled storage space.

The target market for storage space is storage of high value items (household goods only) – medical equipment, pharmaceuticals, etc. – many small storage units, starting at 5ftx5ft. The retail target is a small specialty grocery market plus a couple smaller tenants.

The sector plan would require 267 spaces -38 spaces for retail, 229 for storage as proportioned by floor area. The variance is to reduce the requirement for parking for the storage floor area, since storage does not require as much as most commercial. Industry studies suggest 20 spaces would be sufficient. The variance request is to provide 58 total spaces (38 retail, 20 for storage.)

The board unanimously approved the request as presented, less one abstention.

Case 09ZHE-80376 project 1008043: 400 Morningside Dr SE
Paul Padilla requests a special exception to allow a proposed accessory living quarters in an R-1 zone.

The applicant did not attend. The board will request the ZHE defer the case.

Meeting minutes

Minutes for the November meeting were accepted.

Greg proposed that in the future, a draft of the minutes be sent to the board members by email for revision, review and approval. This eliminates the main delay in approving the minutes (waiting until the next board meeting to approve them.)

This process was approved unanimously.

Treasurer's report

Current balance: \$1781.76

No major transactions.

Outreach/Public Relations Committee

Bumble Bees Baja Grill will host next outreach on January 28th. Speakers will be Tito Madrid, Constituent Services Director (from Mayor Richard Berry's office) and Karen Montoya, Bernalillo County Assessor.

TODO: Publicize the event - Neighbors email list (Greg), yard signs (Greg), DCF/Alibi(Steve). Solicit questions from neighbors.

Potential outreach events: a.) Judges of Bernalillo County Metropolitan Court b.) Nick Kuhn, forester, c.) Nob Hill walk

TODO contact Julian Moya/Rey Garduno on status of Lead/Coal

Membership Committee

Review of December Shop and Stroll – the feeling was that the NHNA booth was very successful, a number of people stopped to talk and pick up information. Plan to man the booth at future Main Street events, but in longer shifts. Next event: Feb 4th.

Communication/Web

There was a discussion on writing a policy regarding advertising on the neighbors email list. Since, so far, there have only been a few isolated incidents and the list has been self-policing, the board decided not to write a formal policy at this time.

Main Street Program

Brief discussion of Susan Miche's business owner survey.

Newsletter Committee

A new column will be "Off the beaten path" on businesses off Central with the businesses at the Amherst/Monte Vista corner the topic for the spring. For the fall newsletter the focus will be Silver from Wellesley to Tulane.

Letter on inconsistencies and issues with the ZHE process

The letter was sent in late December 28, 2009 to the mayor, all city councilors, and the Department of Planning. No responses so far.

Board Members served subpoenas

Board members Jeff Gittleman, Mary Beth Nelson, Greg Weirs, Chris Smith, and Jim Strozier were served with subpoenas for documents related to a lawsuit involving Nick Pisano and Mark Gonzales.