

CITY OF LOVINGTON
REGULAR MEETING OF PLANNING AND ZONING COMMISSION

Tuesday, May 14, 2024 4:00 PM
TO BE HELD AT 214 SOUTH LOVE STREET

AGENDA

Notice of this meeting has been given to the public in compliance with Section 10-15-4 NMSA 1978

OPEN MEETING

Call To Order

Roll Call

Invocation

Pledge of Allegiance and Zia

Approval of Agenda

Consideration of Minutes

COMMISSIONERS AND STAFF REPORT

PUBLIC COMMENT

ACTION ITEMS

- Variance request for 507 W Ave G Carport size, setback and encroachment
- Variance request for home, addition, and carport at 200 N Roosevelt Dr

ADJOURNMENT

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk at 575-396-2884 at least one week prior to the meeting or as soon as possible. Public documents, including the agenda and minutes, can be provided in various accessible formats. Please contact the City Clerk at 575-396-2884 if a summary or other type of accessible format is needed 72 HOURS PRIOR TO THE MEETING.

CITY OF LOVINGTON
COMMISSION STAFF SUMMARY FORM

MEETING DATE: 5/14/2024



Item Type: Other Action

SUBJECT: Variance request for 507 W Ave G Carport size, setback and encroachment
DEPARTMENT: Planning and Zoning
SUBMITTED BY: Crystal R Ball, CFM, CZO
DATE SUBMITTED: 12/14/2023

COMPREHENSIVE PLAN IMPLEMENTATION:

LU 2.0 Support neighborhood initiatives to address concerns and improvements

STAFF SUMMARY:

After various inconsistent issues Planning and Zoning staff has taken a closer look at this property, and is bringing it back to Planning and Zoning Commission, prior to going to City Commission.
Owner of 507 W Ave G is requesting a variance for the carport on the north side of his property. The carport is over the size limit of 720sqft, has no side yard setback and has encroached the City ROW by 4'
No State or City permit was pulled for this structure, there is approximately 25' from property line to the back of curb. The carport is 4' over the property line leaving 21' from roof line to back of curb and 986 Sqft which is over the maximum size allowed by code. (266sqft over)
The owner also built a metal porch on the opposite side of the mobile home without City of State permits. This structure has no setback issues but does require building permits.
If City widened this road way 58' (which is the width of Main St at a 4 lane section) the carport would still be behind a new sidewalk. The City would more than likely only ever expand a residential street to 40' or less.

FISCAL IMPACT:

RECOMMENDATION:

Due to the large easement on the side, Staff recommends conditional approval with final approval after the owners get required State building permit for the carport and porch structures and passes the State required inspection.

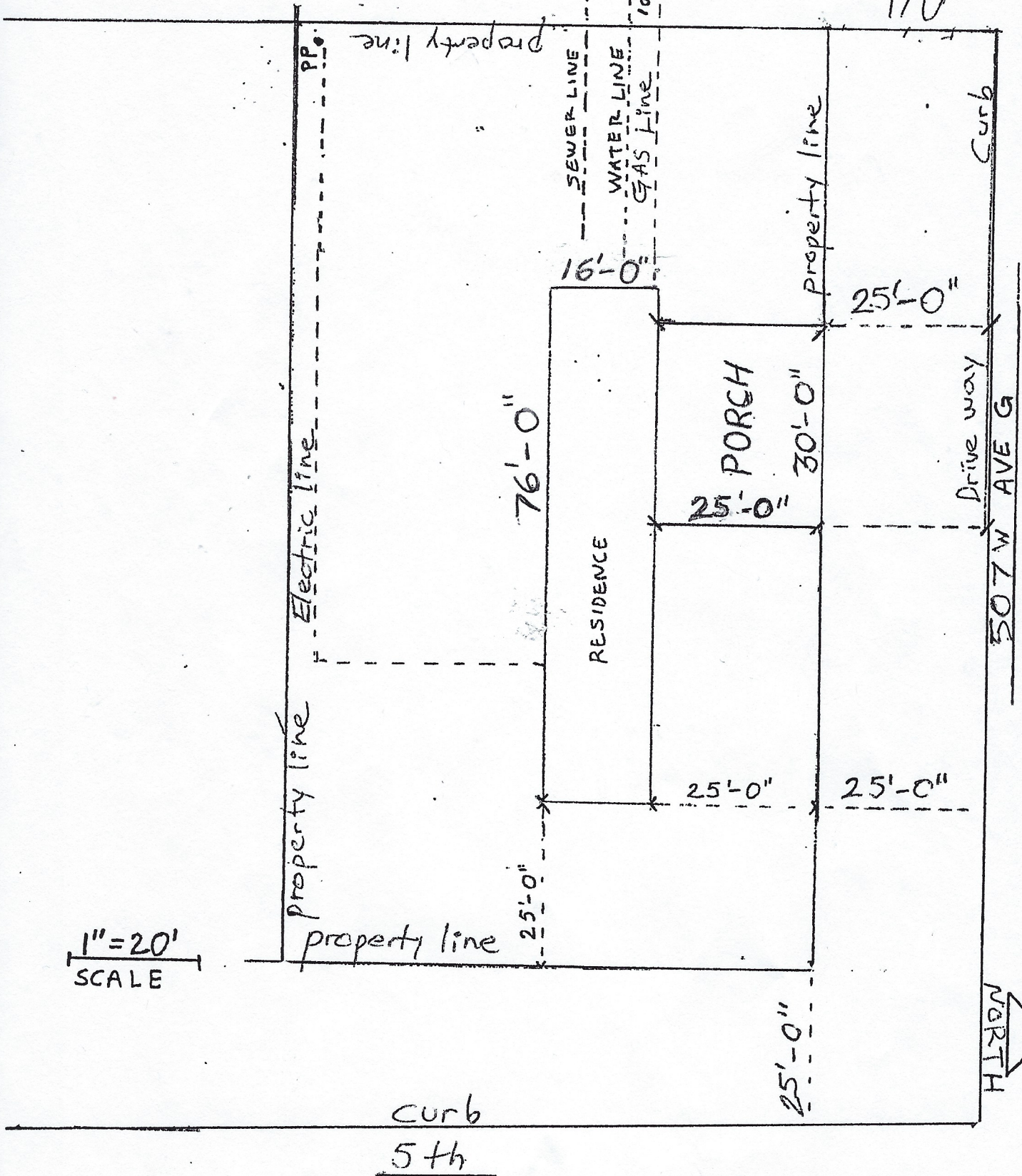
ATTACHMENTS:


Description	Type
Streetview Picture	Exhibit
Streetview Picture 2	Exhibit
owners site plan	Cover Memo
aerial view	Cover Memo





Alley



An aerial photograph of an industrial or commercial area. A large, multi-sectioned building with a bright orange roof is the central focus. Several cars are parked in the lot around the building. To the left, there's a white-roofed structure. The area is bordered by streets, with a road running vertically on the right and a horizontal road at the top.

West Avenue G

South 5th Street

CITY OF LOVINGTON
COMMISSION STAFF SUMMARY FORM

MEETING DATE: 5/14/2024



Item Type: Other Action

SUBJECT: Variance request for home, addition, and carport at 200 N Roosevelt Dr
DEPARTMENT: Planning and Zoning
SUBMITTED BY: Crystal R Ball, CFM, CZO
DATE SUBMITTED: 2/20/2024

COMPREHENSIVE PLAN IMPLEMENTATION:

LU 2.0 Support neighborhood initiatives to address concerns and improvements

STAFF SUMMARY:

Owner came in to file for a variance on unpermitted addition and carports he is currently building on the property, note that work has been stopped by Code Enforcement.

Mobile home was placed between 2014 and 2017 without proper setbacks.
(per 17.22.110)

A variance is needed for a 10' front set back of the mobile and the home addition, the owner is currently building.

A variance is also need for no side yard set back for carport on east side of the property (per 17.20.050)

Owner will be required to get the State permits for all structures being built.

FISCAL IMPACT:

RECOMMENDATION:

If Commission approves the variance Staff recommends it be a conditional variance approval, owners must permit all structures and pass all inspections with the State CID, otherwise the variance will become void and owner will need to remove all structures from the property.

ATTACHMENTS:

Description

aerial

Photos of work being performed

Photos of work being performed

Photos of work being performed

Photos of work being performed

Type

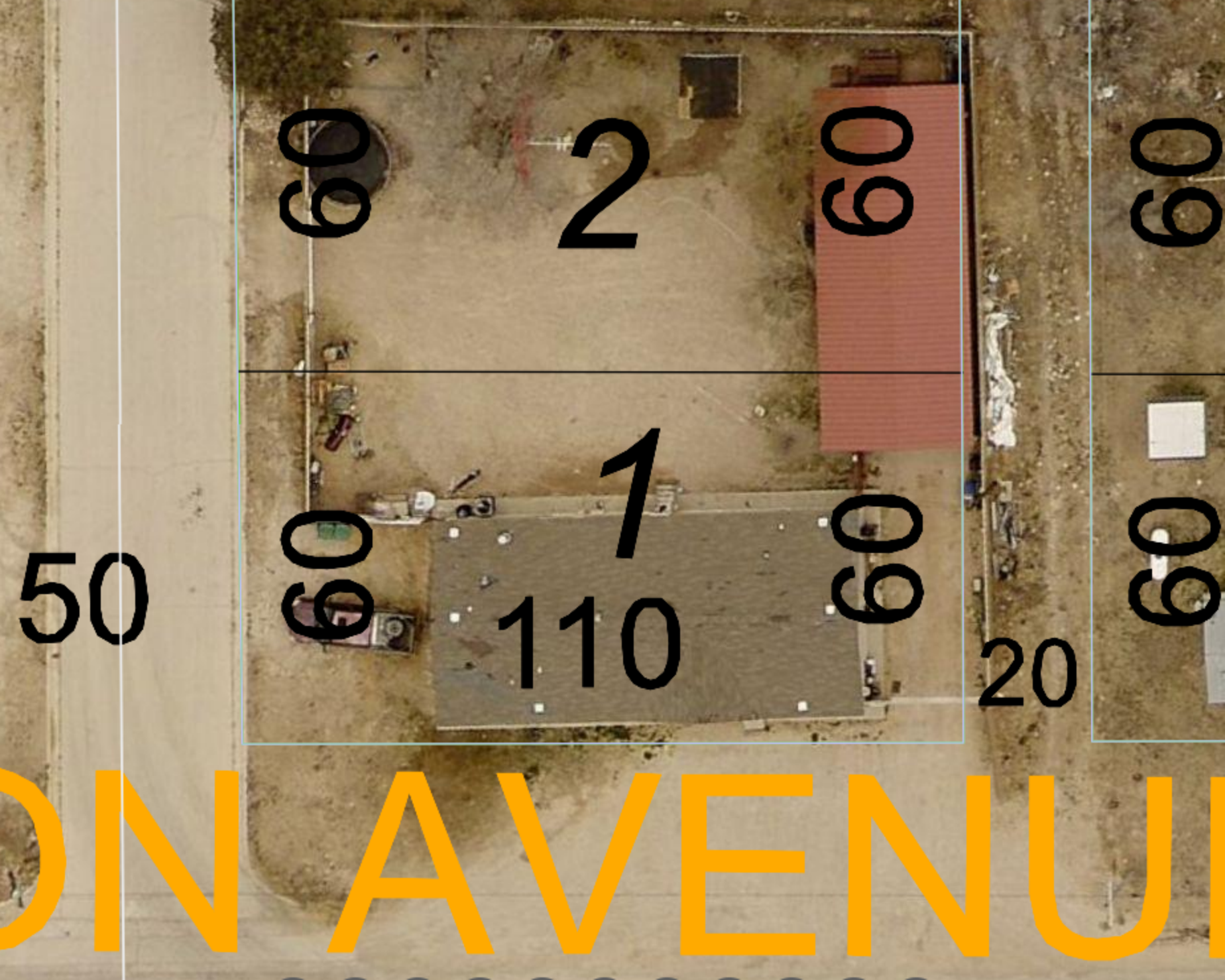
Cover Memo

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110

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ON AVENUE







