



BOARD OF ADJUSTMENT MINUTES

BOA PUBLIC HEARING

THE TOWN OF MESILLA BOARD OF ADJUSTMENT, WILL HOLD A PUBLIC HEARING ON TUESDAY, MARCH 26, 2019 AT 9:00 A.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA TO OBTAIN PUBLIC INPUT ON THE FOLLOWING:

V19-001: Submitted by Christina DeMatteo, a request for a Variance to lot size to allow a lot line adjustment to combine a 0.18 acre property at 3066 Snow Road with a 0.30 acre property immediately to the south, and to adjust the western lot line of the two properties to create a single 0.69 acre property that will allow a domestic well to be on the same property as the dwelling it serves. (The Rural-Agricultural (RA) zoning of the property requires a 3 acre minimum for new properties.)

A vote was taken by the BOA to close the regular meeting and open the public hearing for V19-001, a Variance case requiring a public hearing. Discussion was closed to the BOA and opened to the public.

Staff provided a brief description of the case, explaining that the domestic well for the applicant's dwelling is located on the property to the west that contains pecan trees and is also owned by the applicant. Staff also explained that the applicant would like to sell the property containing the pecan trees but retain ownership of the property containing the dwelling. The resulting parcel will be about 0.69 acres in size and will result in the dwelling, the septic system for the dwelling, and the domestic well for the dwelling all being on the same parcel.

Public input followed (all speakers were sworn in and limited to three minutes):

Susan Krueger – Town resident, PO Box 1143, Mesilla, NM 8846

Had questions about the ownership of the property, especially whether the property was under joint ownership with the applicant's brother; wanted to know what access was being provided to the westernmost properties that will be sold, and whether the requested lot line adjustment would result in the setbacks for the dwelling being legal.

There was no further input. A vote was taken by the BOA to close the Public Hearing and reopen the regular meeting. Discussion was opened to the BOA members.

ADJOURNMENT OF THE PUBLIC HEARING

BOA MEETING MINUTES

THE TOWN OF MESILLA BOARD OF ADJUSTMENT WILL HOLD A PUBLIC HEARING ON TUESDAY, MARCH 26, 2019 IMMEDIATELY AFTER THE PUBLIC HEARING IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

PLEDGE OF ALLEGIANCE

ROLL CALL AND DETERMINATION OF A QUORUM BOARD OF ADJUSTMENT BUSINESS

Board of Adjustment Chair Arzabal and members Alvillar and Hernandez were present. There was a quorum.

Variance Decision:

V19-001: Submitted by Christina DeMatteo, a request for a Variance to lot size to allow a lot line adjustment to combine a 0.18 acre property at 3066 Snow Road with a 0.30 acre property immediately to the south, and to adjust the western lot line of the two properties to create a single 0.69 acre property that will allow a domestic well to be on the same property as the dwelling it serves. (The Rural-Agricultural (RA) zoning of the property requires a 3 acre minimum for new properties.)

Staff provided explanations to the questions brought up by Susan Krueger during the Public Hearing, explaining that the applicant had resolved the ownership issues and was now the sole owner of the properties, that the properties to the west were being sold for agricultural purposes only, and that the property line adjustment would not negatively affect the required setbacks.

There were no other issues. BOA Member Hernandez made a motion to approve V19-001, seconded by BOA Member Alvillar and approved by a unanimous vote.

ADJOURNMENT OF THE MEETING

The meeting was adjourned at 9:45 am.