

Notice of Public Hearing Ruidoso Planning Commission

Notice is hereby given that the Ruidoso Planning Commission will conduct a public hearing regarding:

Case Number: PV10-002	Case Name: Variance Request
Applicant: Martha & Francisco Sonera	Property description: 312 Mustang – Lot 3, Block 5, Airport West Subdivision
Description of Request: Applicant requests a variance to allow for construction of a covered walk around the side of the house.	
Date and time of hearing: February 2, 2010 at 2:00 p.m.	Hearing location: Council Chambers, Village Hall, 313 Cree Meadows Drive, Ruidoso, NM

As per the Ruidoso Municipal Code of Ordinances:

Sec. 54-66. Variances.

(a) The planning commission may vary or adjust the strict application of the requirements of this article in the case of an irregular, narrow, shallow or steep lot or other physical condition applying to a lot or building where strict application of this article would result in practical difficulty or unnecessary hardship that would deprive the owner of reasonable use of the property involved. Granting of variances shall be done in accord with the requirements and procedures established in this article. Variances may only be granted for hardships related to the physical characteristics of land and should normally be limited to regulations pertaining to height or width of structures or the size of yard and open spaces where a departure from the literal interpretation of this article will not be contrary to the public interest or establish a precedent that would undermine the purpose and intent of this article as described in section 54-32. Use variances shall not be permitted. No variance or adjustment in the strict application of any provisions of an ordinance may be granted unless:

(1) Special circumstances or conditions, fully described in the planning commission's findings, are peculiar to the land or building for which the adjustment is sought and do not apply generally to land or buildings in the neighborhood and have not resulted from any act of the applicant subsequent to the adoption of this article. Substandard lot size shall be considered a special circumstance in accordance with subsection 54-143(j);

(2) For reasons fully set forth in the planning commission's findings, the circumstances or conditions are such that the strict application of the

