

Notice of Public Hearing Ruidoso Planning Commission

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

Case Number: PV10-003	Case Name: Variance Request
Applicant: Irene Walsh	Property description: 307 B Main – Lot 3b, Block BB, Sleepy Hollow Subdivision
Description of Request: Applicant requests a variance to allow for construction of a proposed addition to the home.	
Date and time of hearing: March 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 provisions of this article would deprive the applicant of the reasonable use

of the land or building, the granting of the variance is necessary for the reasonable use thereof and the variance as granted is the minimum adjustment that will accomplish this purpose; and
(3)The granting of the variance is in harmony with the purpose and intent of this article and will not be harmful to the neighborhood or otherwise detrimental to the public welfare.

More specific details about applying for a variance can be obtained from the Village of Ruidoso Planning & Zoning Department.

Persons wishing to express support or opposition relative to this request may submit written statements or appear in person at the hearing. Written statements may be faxed to the attention of Jennifer Williams at 575-258-3017 or 575-258-4367.

For further information, contact the Planning & Zoning Office, Village Hall, 313 Cree Meadows Dr., Ruidoso, NM 88345 (575)258-4343 ext. 1061.

