APPLICATION FOR SPECIAL EXCEPTION
CITY OF ALBUQUERQUE, PLANNING DEPARTMENT

Office of the Zoning Hearing Examiner
600 2nd Street, NW, Suite 300, 87102
505.924.3918

APPLICATION INFORMATION–PLEASE PRINT

PROFESSIONAL / AGENT NAME (FIRST, LAST) _____ TELEPHONE (INCLUDE AREA CODE) (H) ___-___-____

MAILING ADDRESS _____ (W) ___-___-____

CITY _____ STATE _____ ZIP CODE _____ (C) ___-___-____

OWNER NAME (FIRST, LAST–IF ANY): Benjamin Corral (H) 505-271-4903

MAILING ADDRESS: 4607 Las Hermanas St NW (W) ___-___-____

CITY: Albuquerque STATE: NM ZIP CODE: 87107 (C) 505-340-5972

LEGAL DESCRIPTION OF PROPOSED SPECIAL EXCEPTION–PLEASE PRINT

STREET ADDRESS OF SPECIAL EXCEPTION: 4607 Las Hermanas St NW ZIP CODE: 87107

LOT(S): / BLOCK(s): —

SUBDIVISION / ADDITION / MRGCD MAP NO: LOS HERMANOS

UNIFORM PROPERTY CODE: 101506002544820310

CRITERIA FOR DECISION– I have been given the Criteria for Decision requirements. Initial Here: BCH

EXPLANATION OF REQUEST– On additional sheet(s) of paper, please state why you want this Special Exception, based on the Criteria for Decision Requirements.

DRAWINGS OF REQUEST– **ATTACH THREE (3) COPIES.** Please follow instructions on the back of this form and attach the appropriate drawings.

TRAFFIC ENGINEERING REVIEW– **REQUIRED FOR ALL WALLS, FENCES, AND CARPORTS IN THE FRONT AND STREET SIDE YARD SETBACKS.** Call the Traffic Investigations Supervisor at 505.857.8685 for Site Plan Review. Delay of your case will result if you do not obtain comments from the Traffic Analysis Supervisor. Initial Here: BCH

ACKNOWLEDGEMENT– I hereby acknowledge that, to the best of my knowledge, this application is correct and complete and that I have received one or more signs that I have agreed to post and maintain as provided and where instructed. I understand that failure to properly post sign(s) is grounds for deferral of my case

SIGNATURE: Benjamin Corral DATE: 02-18-10

----------ZONING ENFORCEMENT OFFICE INTERNAL USE ONLY----------

PROJECT #: 1008284 2010080117 APPLICATION #: 10ZHE80117

APPLICATION FOR: (CHECK AS APPROPRIATE)
- ☒ **(ZHE01)** Conditional Use
- ☐ **(ZHE02)** Expansion of a NonConforming Use
- ☐ **(ZHE03)** NonConforming Use / Status Established Building
- ☐ **(ZHE04)** Variance: ☐ Distance ☐ Setback ☐ Height ☐ Parking ☐ Size ☐ Other

SECTION NO. 14-16-2-6(B)(1) REFERENCE SECTION NO: N/A

(LEGAL AD) ACTION DESCRIPTION: A CONDITIONAL USE TO ALLOW FOR AN EXISTING ACCESSORY LIVING QUARTERS IN A R-1 ZONE

SECTOR DEVELOPMENT AREA: LOS GRIEGOS

ZONED: R-1 ZONE MAP PAGE: G-15 NO. OF SIGNS ISSUED: 1

POST SIGN(S) / STREET ADDRESS OF PROPOSED SPECIAL EXCEPTION: 4607 LAS HERMANAS ST NW

APPLICATION RECEIVED BY Z.E.O. (PRINT FULL NAME): JONATHAN TURNER DATE: 4/9/10

DATE OF PUBLIC HEARING: 05-18-10

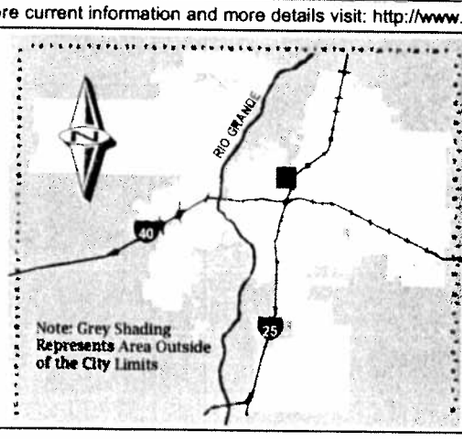
City Of Albuquerque
Treasury Division
4/15/2010 14:50PM LOC: 1 ANNX
WS# 006 TRANS# 0031
RECEIPT# 00118586-00118586 TRSCXC
PERMIT# 2010080117 FEE: $ 745.00
Trans (APN) 441018 / 4971000 $ 15.00 $35.00
APN Fee (CMP) 441032 / 3424000 $ 10.00 $35.00
Conflict Manag. Fee $10.00
ZHE Act (ZHE) 441006 / 3451000 $ 100.00 $100.00
CA $160.00
CHANGE $15.00
Thank You

SITE

For more current information and more details visit: http://www.cabq.gov/gis

AGIS
Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

G-15-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

2010 APR 14 PM 4:42

April 8, 2010

Dear Hearing Examiner,

The reason for this application is a change from a detach garage to a guess house, in 4607 Las Hermanas St NW, Albuquerque, NM 87121.

I am applying for this hearing because, the change occurred before I bought the house before December 2006. The previous owner of the house transformed the garage into a guess house; they removed the garage door and put a regular door and window, constructed a bathroom, bedroom and living room inside the garage.

I have made no changes in the house and garage/guess house structurally. Therefore, the guess house will not be significantly damaged by surrounding structures or activities because; it has been there since the original planning of the house.

I believe the previous owner did not apply or had the proper permits for the changes made to the garage. I assumed there were no problems in the house when we bought the house since; the loan approved the appraisal and the survey.

I will use the previous appraisal and survey for this hearing since; the structural and the out side of the house is still the same. Therefore, the existing guess house will not be injurious to the adjacent properties, neighborhood, or the community. If any damage could it happened to the adjacent properties, neighborhood, or the community it should had happened since 2004 or 2006 when the pervious owner transformed into a guess house, not now.

I tried to refinance the house to reduce my mortgage payment. However, the appraiser told me that the guess house was illegal according to the residential zoning. That's why I am applying for this hearing so that I can get the permit for the guess house and make it right so that I can refinance the house to reduce my mortgage payment.

If you have any questions please contact me at 505-340-5902, Thank YOU.

Sincerely,

Benjamin Corral

Benjamin Corral

ZONING HEARING EXAMINER'S SPECIAL EXCEPTION APPLICATION CHECKLIST

TO APPLY FOR A SPECIAL EXCEPTION, THE FOLLOWING DOCUMENTS MUST BE SUBMITTED (PLEASE CHECK BOX):

[✓] Three (3) copies of the site plan.

[✓] Drawing showing the following:

a. All dimension of property and buildings and all structures on adjoining lots that are within 25 feet of the proposed Special Exception.
b. If the Special Exception request is a variance, please show clearly the point of variance and the height, width, and any appropriate dimensions of structures and/or parking spaces.

[✓] Letter stating why applicant is requesting this Special Exception, based on the Criteria for Decision Requirements.

[✓] Zone Atlas page with parcel **clearly marked**.

[✓] Copy of Ordinance, referencing Section Number that pertains to request.

[✓] Traffic Engineering Review – Any request for constructing a structure (carport, wall/fence, shade structure, etc.) in the front and street side yard must contact the Traffic Engineer.

[✓] Applicant is strongly encouraged to go to Office of Neighborhood Coordination (Plaza del Sol, Basement) to obtain names of Neighborhood Associations that may be affected by this request.

[✓] Yellow Signs – Sign must be posted in a conspicuous location fifteen (15) days prior to the hearing. Failure to do so may result in a deferral (delay of hearing).

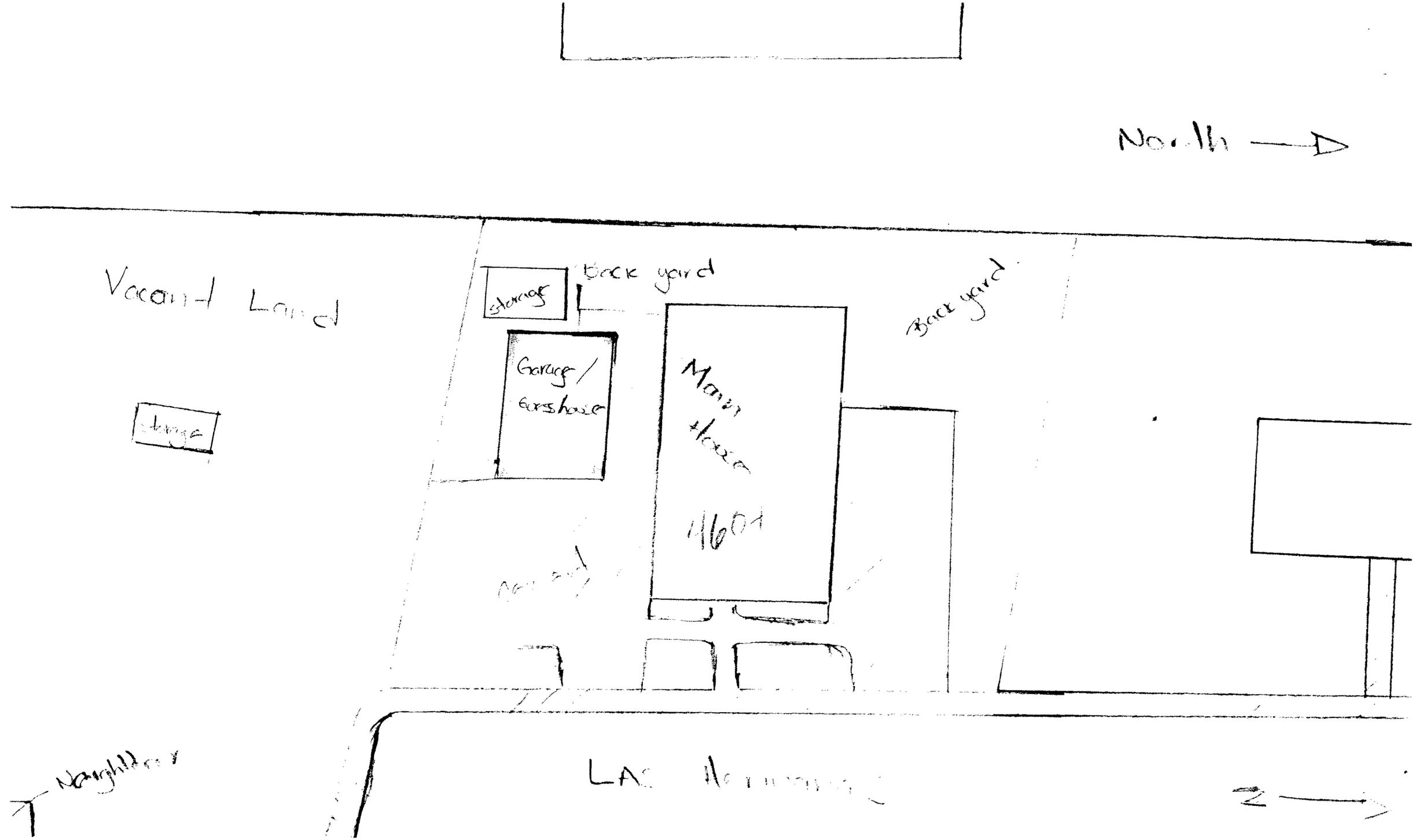
[✓] If applicant requires an **INTERPRETER**, check box in KIVA.

[✓] Applicant received Special Exception Booklet.

Enforcement Officer J. Turner
(PLEASE PRINT NAME)

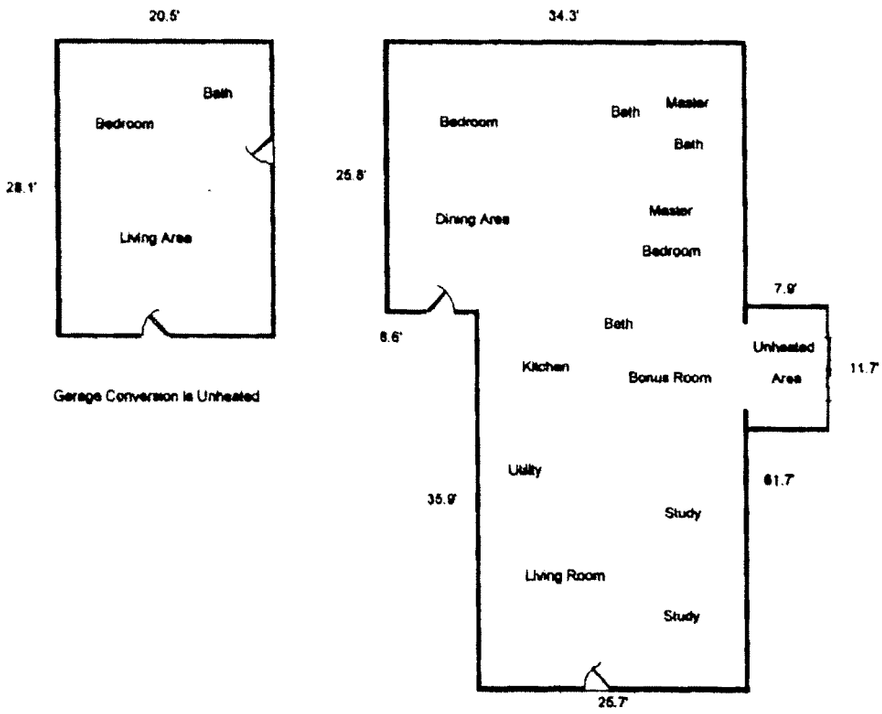
Date: 4/9/10

PLEASE ATTACH THIS FORM TO THE ORIGINAL APPLICATION FOR ZHE OFFICE


North
Vacant Land
storage
Back yard
Garage / Guesshouse
Main House
4607
Back yard
storage
Neighbor
LAS
N

FLOORPLAN

er: Benjamin Corral | File No.: SM-120106
ty Address: 4607 Las Hermanas Street NW | Case No.:
buquerque | State: NM | Zip: 87107-4032
: Superior Mortgage Services



nments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	1807.6	1807.6
GAR	Converted Garage	576.0	576.0
OTH	Unheated Addition	92.4	92.4
Net LIVABLE Area		(Rounded)	1808

LIVING AREA BREAKDOWN

Breakdown		Subtotals
First Floor		
25.7 x 61.7		1585.7
8.6 x 25.8		221.9
2 Items	(Rounded)	1808

(4) Growing plants, noncommercial.

(5) Private Commons Development, not less than two acres in area, if allowed in a Sector Development Plan or area plan governing the site.

(6) Public park.

(7) Public school, including caretaker's mobile home.

(8) Public utility structure, provided its location is in accord with an adopted facility plan and a site development plan for building permit purposes has been approved by the Planning Commission.

(9) Real estate office and an incidental sign in connection with a specific development, provided it is not used as living quarters during the time it is used as an office, and further provided that it is limited to a period of one year unless the time is extended through approval by the Zoning Enforcement Officer. A site plan and floor plan approved by the Zoning Enforcement Officer is required prior to establishment of this activity.

(10) Wireless Telecommunications Facility which is concealed or located on a public utility structure, provided the requirements of § 14-16-3-17 of this Zoning Code are met.

(11) Family Housing Development, as defined by the Family Housing Development Ordinance, Section 4.

(B) Conditional Uses.

(1) Accessory living quarters.

(2) Animal keeping, noncommercial, the species being other than those which are permissive in this section.

(3) Carport in the required front or side setback area, provided:

a. No part is within three feet of a property line, other than a right-of-way line.

b. No building wall is ever built within a required setback area.

c. The specific carport proposed is in harmony with the building site.

(4) Construction office in connection with a specific construction project provided it is limited to a period of one year unless the time is extended through a new conditional use.

(5) Family day care home, with any sign limited as for home occupations. There shall be an outdoor play area adequately enclosed with a wall or fence. At least one member of the residing family shall serve as a provider of care. The activity shall be licensed by the state as a family day care home. (See also the permissive use provisions.)

(6) Front yard setback of not less than fifteen feet if there is no front yard driveway and vehicle access is only to the rear yard from an alley or if the garage setback is not less than 25 feet and compromises no more than 50% of the width of the street-facing building façade and driveways and off-street parking areas cover no more than 60% of the area of the front yard.

ZONE GRID

No Features found.

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRICT
1	101506002544820310	CORRAL BENJAMIN	4607 LAS HERMANAS ST NW	ALBUQUERQUE	NM	87107	R	A1AM

ZONING

Rec	ZONING	DESCRIPTION
1	R-1	

ZONE GRID

Rec	ZONE ATLAS GRID
1	G15

PARCELS

Rec	NUMBER	NAME	DESIGNATION	QUADRANT	LOT	BLOCK	SUBDIVISION	PIN
1	4607	LAS HERMANAS	ST	NW	1	0000	LOS HERMANOS ADDN	ABQ65629

ZONE GRID

No Features found.

ZONE GRID

No Features found.

NEIGHBORHOODS

Rec	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIONNAME	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIO
1	GREATER GARDNER	R

SECTOR PLANS

Rec	SECTOR PLAN NAME
1	LOS GRIEGOS

COUNCIL

Rec	COUNCILOR NAME	COUNCIL DISTRICT
1	Debbie O'Malley	2

ZIPCODES

Rec	ZIPCODE
1	87107

ZONE GRID

No Features found.