

# APPLICATION FOR SPECIAL EXCEPTION CITY OF ALBUQUERQUE, PLANNING DEPARTMENT

Office of the Zoning Hearing Examiner  
600 2<sup>nd</sup> 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) Brian Lynn \_\_\_\_\_ (H) \_\_\_\_\_

MAILING ADDRESS 609 3167 Sun Manteo Blvd NE #274 \_\_\_\_\_ (W) \_\_\_\_\_

CITY Albuquerque STATE NM ZIP CODE 87110 (C) 505-379-7784

## LEGAL DESCRIPTION OF PROPOSED SPECIAL EXCEPTION-PLEASE PRINT

STREET ADDRESS OF SPECIAL EXCEPTION 1505 Escalante Ave SW A16 AM ZIP CODE 87104

LOT(S) Lot 16 block 23 TRACT(S) \_\_\_\_\_ BLOCK(S) \_\_\_\_\_

SUBMISSION / ADDITION / MRGCD MAP NO \_\_\_\_\_

UNIFORM PROPERTY CODE \_\_\_\_\_

## CRITERIA FOR DECISION-

I have been given the Criteria for Decision requirements. Initial Here BL

## 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 AND FENCES IN THE FRONT AND STREET SIDE YARD SETBACKS. Call the Traffic Analysis Supervisor at 505.857.8680 for Site Plan Review. Delay of your case will result if you do not obtain comments from the Traffic Analysis Supervisor. Initial Here BL

## 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 Brian Lynn DATE \_\_\_\_\_

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

PROJECT #: 1007393 APPLICATION #: 2008080297 ZHE 80297

## APPLICATION FOR: (CHECK AS APPROPRIATE)

- (ZHE01) Conditional Use
- (ZHE02) Expansion of a NonConforming Use
- (ZHE03) NonConforming Use / Status Established Building
- (ZHE04) Variance:
  - Distance
  - Height
  - Size
  - Setback
  - Parking
  - Other

SECTION NO. 14.1633A(a) REFERENCE SECTION NO. \_\_\_\_\_

(LEGAL AD) ACTION DESCRIPTION A VARIANCE OF 1' 8" TO EXCEED

THE MAXIMUM 3' ALLOWABLE WALL HEIGHT OF A DIST.

SECTOR DEVELOPMENT AREA: HUNING CASTLE REYNOLDS 4' WALL

ZONED: R-1 ZONE MAP PAGE: 6-13 NO. OF SIGNS ISSUED: \_\_\_\_\_

1505 ESCALANTE AVE SW

POST SIGN(S) / STREET ADDRESS OF PROPOSED SPECIAL EXCEPTION

CINDY CORRIZ 7/18/08 DATE

APPLICATION RECEIVED BY Z.E.O. (PRINT FULL NAME)

09-16-08

DATE OF PUBLIC HEARING

FEE: \$ \_\_\_\_\_

(APN) 441018 / 4971000 \$ 35.00

(CMP) 441032 / 3424000 \$ 10.00

(ZHE) 441006 / 3927000 \$ 100.00



Brian R Lynn  
1505 Escalante Ave SW  
Albuquerque, NM 87104


To whom it may concern:

I am requesting a variance for an existing wall that I have recently constructed on the front of my property. Unfortunately, when I called the city and received information regarding restrictions on allowable wall height, I neglected to explain that the wall would be in the front of the house.

In reviewing the criteria for a variance, I feel that our lot is exceptional in comparison to other lots surrounding ours because it is bordered on the north and east by multiple much smaller lots that eventually are destined to be either multifamily or condos. Also, within the last two years, we have observed a significant increase in pedestrian and vehicle traffic resulting in a much higher noise level, vandalism and theft. Both, me and my wife's vehicles have been broken into as well as several items being stolen from and around our property. We believe that this is a direct result of Alcalde be connected to Tingley Dr.

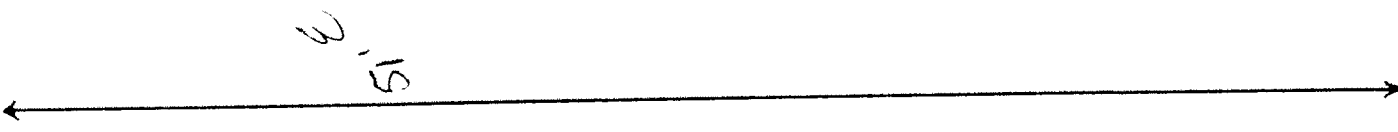
Thank you for your consideration.

Sincerely,

  
Brian R Lynn



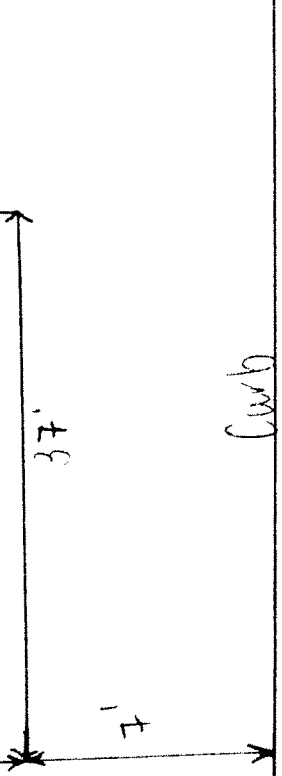




- Wall is 8" thick
- Pilasters are 1' thick
- Footing is 2' wide x 3' deep
- Wall height on west & south sides are 4' 2"
- Wall height on east side is 4' 9"

• Plasters total 9 with lightning  
 throughout.

• Wall was built on the inside of  
 existing concrete header as seen on  
 Survey of property.



7'

37'

Curb S



**CITY OF ALBUQUERQUE**  
www.cdbq.gov

# Planning and Zoning GIS Data

1511 1509 1507 1505 1503 1501

ESCALANTE

1516 99999 99999 99999 99999 99999 99999 99999 99999

ALCALDE

R-1 R-1 R-1

**HISTORIC ZONES**  
No Features found.

**OWNERSHIP**

101305724535820413	LYNN ANNA C & BRIAN R	1505 ESCALANTE AVE SW
COASDE,BERNCO,ParcelDec,2007,UPC	COASDE,BERNCO,ParcelDec,2007,OWNER	COASDE,BERNCO,ParcelDec,2007,OWNADT

**ZONING**

SEARCH REFRESH HELP INDEX PAGE CONTACT

Pan

**LAYERS**

- STREETS
- BASEMAP
- PARCELS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- BOUNDARIES
- MORATORIUM
- ZONE GRID
- NEIGHBORHOODS
- COUNCIL
- PARKS
- COMP PLAN
- SECTOR PLANS
- PLANNING AREAS
- HISTORIC ZONES
- OLDTOWN BUFFER
- DESIGN OVERLAY
- METRO DEV AREA
- MUNICIPAL LIMIT
- ZIPCODES

**SITES**

- ZONING CASES
- CASE TRACKING
- CASE HISTORY
- CELL TOWERS
- CENTERS
- CRP LOCATIONS
- CRP BUFFERS
- CHURCHES
- CHURCH BUFFER
- SCHOOL BUFFERS
- LANDFILLS
- LANDFILL BUFFER
- AIR PHOTO

**LANDFILL BUFFER ZONE**

No Features found.

**OWNERSHIP**

Rec	COASDE.BERNCO.ParcelDec_2007.UPC	COASDE.BERNCO.ParcelDec_2007.OWNER	COASDE.BERNCO.ParcelDec_2007.OWNADD
1	101305724535820413	LYNN ANNA C & BRIAN R	1505 ESCALANTE AVE SW

**ZONING**

Rec	ZONING	DESCRIPTION
1	R-1	

**ZONE GRID**

Rec	ZONE ATLAS GRID
1	K13

**PARCELS**

Rec	NUMBER	NAME	DESIGNATION	QUADRANT	LOT	BLOCK	SUBDIVISION	PIN
1	1505	ESCALANTE AV	SW	16	23	HUNING CASTLE ADDN	ABQ140806	

**LANDFILL BUFFER ZONE**

No Features found.

**LANDFILL BUFFER ZONE**

No Features found.

**NEIGHBORHOODS**

Rec	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIONNAME	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATION
1	HUNING CASTLE	R

**SECTOR PLANS**

Rec	SECTOR PLAN NAME
1	HUNING CASTLE REYNOLDS

**COUNCIL**

Rec	COUNCILOR NAME	COUNCIL DISTRICT
1	BENTON	3

**ZIPCODES**

Rec	ZIPCODE
1	87104



