



**BOARD OF APPEALS
AGENDA (Amended)
Tuesday, April 26, 2011
9:00 A.M.**

**Plaza del Sol Hearing Room
Plaza del Sol Building – Lower Level
600 Second Street, NW**

MEMBERS:

Mick McMahan, Chair
Kim Seidler, Vice-Chair
Kathy Sandoval-Snider
Geraldine Rivera
Peter Nicholls

PLANNING STAFF:

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THE PROCEDURE FOR PRESENTATIONS IS AS FOLLOWS: Appellant: 10 Minutes, Opposition/Public: 15 Minutes, Appellant rebuttal: 5 Minutes. Please note that Opposition/Public presentations share a 15 Minute block of time. The same rule also applies if there is more than one Appellant named on the Appeal application.

INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this meeting should contact Nolean Smith, Planning Department, at (505) 924-3662.

1. Call to Order.

2. **Additions and/or changes to the agenda.**
3. **11BOA-20004/10ZHE-80049, PROJECT # 1008426, JOSEPH ZMUDA** appeals Zoning Hearing Examiner's **approval** of a special exception to Section 14-16-2-6(B)(14): a **VARIANCE** of 11' 1" to the 8' wall height allowance for an existing 19' 1" high wall in the rear yard setback area on all or a portion of Lot(s) 1, Block(s) 2, **FOUR HILLS VILLAGE FIRST INSTALLMENT**, zoned R-1, located at **800 FOUR HILLS RD SE (M-23)**.
4. a) **11BOA-20006/10ZHE-80372, PROJECT # 1008581, LEE GAMELSKY, AGENT for URBAN SOLUTIONS, LLC** appeals the Zoning Hearing Examiner's **denial** of a special exception to Section (1), pg. 16, **HDA Downtown Neighborhood Sector Plan**: a **VARIANCE** of 1 parking space to the 2 parking space requirement for a proposed townhouse on future Lot B on all or a portion of Lot(s) B1A, Block(s) 7, **ARMIJO-PERFECTO MARIANO AND JESUS ADDN** zoned SU-2 HDA, located at **510 8TH ST NW (J-14)**.

b) **11BOA-20006/10ZHE-80373, PROJECT # 1008581, LEE GAMELSKY, AGENT for URBAN SOLUTIONS, LLC** appeals the Zoning Hearing Examiner's **denial** of a special exception to Section (1), pg. 16, **HDA Downtown Neighborhood Sector Plan**: a **VARIANCE** of 1 parking space to the 2 parking space requirement for a proposed townhouse on future Lot C on all or a portion of Lot(s) B1A, Block(s) 7, **ARMIJO-PERFECTO MARIANO AND JESUS ADDN** zoned SU-2 HDA, located at **510 8TH ST NW (J-14)**.

c) **11BOA-20006/10ZHE-80374, PROJECT # 1008581, LEE GAMELSKY, AGENT for URBAN SOLUTIONS, LLC** appeals the Zoning Hearing Examiner's **denial** of a special exception to Section HDA, Reference Section 1, **MDA Downtown Neighborhood Sector Plan Pg. 16, Reference Appendix G of the Zoning Code**: a **VARIANCE** of 4' to the 10' front yard setback area requirement for a proposed townhouse on future Lot A, on all or a portion of Lot(s) B1A, Block(s) 7, **ARMIJO-PERFECTO MARIANO AND JESUS ADDN** zoned SU-2 HDA, located at **510 8TH ST NW (J-14)**.

d) **11BOA-20006/10ZHE-80375, PROJECT # 1008581, LEE GAMELSKY, AGENT for URBAN SOLUTIONS, LLC** appeals the Zoning Hearing Examiner's **denial** of a special exception to Section HDA, Pg. 16, **Downtown Neighborhood Sector Plan, Reference Appendix G of the Zoning Code** reference 14-16-2-12(E)(2)(A): a **VARIANCE** of 5' to the 10' street side yard setback area requirement for a proposed townhouse on future Lot A, on all or a portion of Lot(s) B1A, Block(s) 7, **ARMIJO-PERFECTO MARIANO AND JESUS ADDN** zoned SU-2 HDA, located at **510 8TH ST NW (J-14)**.

e) **11BOA-20006/10ZHE-80376, PROJECT # 1008581, LEE GAMELSKY, AGENT for URBAN SOLUTIONS, LLC** appeals the Zoning Hearing Examiner's **denial** of a special exception to Section HDA, Pg. 16, **Downtown Neighborhood Sector Plan, Reference Appendix G of the Zoning Code** reference 14-16-2-12(E)(3): a **VARIANCE** of 7' to the 15' rear yard setback area requirement for a proposed townhouse on future Lot A, on all or a portion of Lot(s) B1A, Block(s) 7, **ARMIJO-PERFECTO MARIANO AND JESUS ADDN** zoned SU-2 HDA, located at **510 8TH ST NW (J-14)**.
5. **11BOA-20007/10ZHE-80383, PROJECT # 1008597 BRIAN TUCKER** appeals the Zoning Hearing Examiner's **approval with conditions** of a special exception to Section 14-16-2-16(B)(5): a **CONDITIONAL USE** to allow a proposed drive up service window on all or a portion of Lot(s) 3A, Block(s) E, **GOODRICH ADDN**, zoned C-1, located at **4009 SAN MATEO BLVD NE (G-17)**.

6. **11BOA-20008/10ZHE-80377, PROJECT # 1008583 NEAR NORTH VALLEY N.A.** appeals the Zoning Hearing Examiner's **approval** of a special exception to Section 14-16-2-6(B)(14)(a)(2): a **CONDITIONAL USE** to allow for a fence over 3' in height in the front yard setback area for a proposed 5' high fence on all or a portion of Lot(s) 3, **LIVINGSTON PLACE ADDN**, zoned RA-2, located at **3209 12TH ST NW (G-13)**

7. **PUBLIC COMMENT:**
Item: 30 minutes
Public Comment: 3 minutes per individual.

8. **NEXT BOA HEARING DATE: MAY 24, 2011**

9. **OTHER MATTERS:**
 1. **Rules of Conduct** changes-review and approval
 2. **Election of Officers**
 3. **Review of Resolution**
 4. Review of **Minutes** from **March 22, 2011 BOA** Hearing.

10. **ADJOURN**