



**BOARD OF APPEALS  
AGENDA**

**Tuesday, October 23, 2007  
9:00 A.M.**

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

**MEMBERS:**

Mick McMahan, Chair  
Judy Chreist  
Steve R. Chavez  
Kim Seidler

**PLANNING STAFF:**

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**INDIVIDUALS WITH DISABILITIES** who need special assistance to participate at this meeting should contact Barbara J. Findley, Planning Department, at (505) 924-3889.

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1. **Call to Order.**
  2. **Additions and/or changes to the agenda.**
  3. **07BOA-20008 – 07ZHE-80007 (Project #1006644)** Peggy Neff, West La Cueva Neighborhood Association appeals the Zoning Hearing Examiner’s approval of a special exception to North I-25 Sector Development Plan page 48.E.c.: a **CONDITIONAL USE** to allow for retailing which is not permissive in the SU-2 IP zone on all or a portion of Lot(s) 1A, Block(s) 35, Tract(s) TRA, Unit B, North Albuquerque Acres, and located at 6200 Holly Ave NE (C-18)
  4. **07BOA-20009 – 07ZHE-80033 (Project #1006675)** Carol Lovato appeals the Zoning Hearing Examiner’s denial of a special exception to Section 14.16.2.11.(D)(2).(1): a **VARIANCE** of 1,658 sf to the 5,000 sf lot size requirement for two existing dwellings on all or a portion of Lot(s) 8, Block(s) 7, Gardener Addition and located at 4500 Jupiter St NW (G-14)

5. **07BOA-20010 – 06ZHE-01483, 06ZHE-01789, (Project #1005207)** Silver Hills Neighborhood Association appeals the Zoning Hearing Examiner's approval of a special exception to: a. University Neighborhoods Sector Plan DR.5.b.: a **VARIANCE** of 10' to the 10' side yard setback area requirement for an existing roof addition on the dwelling; b. University Neighborhoods Sector Plan Appendix 4. DR.5.b.: a **VARIANCE** of 5' to the 5' side yard setback area requirement for an existing addition to the 7 dwellings; On all or a portion of Lot(s) 1, Block(s) 49, Terrace Addition, zoned SU-2 and located at 1524 LEAD AVE SE (K-15)
  
6. **07BOA-20011 - 07ZHE-80010; Project #1006648** Winifred Kimbrough appeals the Zoning Hearing Examiner's approval of a special exception to: Section 14. 16. 3. 19. (A). (1). (a): a **VARIANCE** of 2' to the 3' wall height allowance for a proposed 5' high wall in the front yard setback area requirement on all or a portion of Lot(s) 4, Alvarado Gardens, Unit 1, zoned RA-2 and located at 2311 Campbell RD (G-13)
  
7. **07BOA-20012 - 07ZHE-00677; Project #1005600** Van Rocco appeals the Zoning Hearing Examiner's denial of a special exception to: Section 14. 16. 3. 19. (A). (1). (a); a **VARIANCE** of 1,745 sf to the 10,890 sf minimum lot size for a proposed dwelling in a RA-2 zone on all or a portion of Lot(s) 134E, Tract(s) 134E, MRGCD Map 31, zoned RA-2 and located at 3814 Rio Grande NW (F-13)
  
8. **07BOA-20013 - 07ZHE-80011 & 07ZHE-80012; Project #1006650** Richard & Susan Diechsel appeals the Zoning Hearing Examiner's denial of a special exception to the Downtown Neighborhood Area Sector Development Plan, page 15. (TH) a **VARIANCE** of 15' to the required 15' rear yard setback area for a proposed detached garage; and a special exception to the Downtown Neighborhood Area Sector Development Plan, page 15. (TH) a **VARIANCE** OF 9' to the 10' separation between a dwelling unit and accessory structure area requirement for a proposed detached garage on all or a portion of Lot(s) 11, 12, 13, 14 & 15, Block(s) 28, Perea Addition, zoned SU-2 TH and located at 508 14<sup>th</sup> St NW (J-13)
  
9. **Other Matters.**
  - a. Approval of of September 25, 2007 Minutes.
  
10. **Adjourn.**