

**Attach Applicant & Participant Evaluations
CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT**

Project #: 1007436/08ZHE-80332

Property Description/Address:

All or a portion of Lot(s) 185B, Blocks(s) 0, Tracts(s) 0, MRGCD Map #31, zoned RA-2

Date Submitted: October 7, 2008

Submitted By: Tonya Covington

Meeting Date/Time: October 6, 2008, 5:30PM

Meeting Location: Los Griegos Community Center

Facilitator: Tonya Covington

Parties: Rick Sanchez, Applicant
Los Griegos N.A. (LGS)

Background/Meeting Summary:

Applicant request(s) a special exception to Section 14-16-2-6(E)(3)(a), a Variance to request 15 feet to the required 20 feet street side yard setback area on a corner lot in the RA-2 zone for a proposed detached garage addition for all or a portion of Lot(s) 185B, Block(s) 0, Tract(s) 0, MRGCD Map #31, zoned RA-2 located on 1756 Avenida Los Griegos NW (F-13)

Rick Sanchez wants to build an additional garage to house his 30 foot long recreational vehicle. The garage will be located on the left corner side of the property facing Avenida Los Griegos. The proposed garage would be 40 feet long, 20 feet wide and 16 feet high with clerestory windows, roof over hang and stucco to match the house and original garage. The structure would be 5 feet from the property line. The side street is a dead end street.

The Neighborhood Association is concerned that the height of the proposed garage will loom over and compress the feeling of the narrow side street.

Rick Sanchez stated that all adjacent neighbors except 2 have been contacted and none had any problems with the garage design.

Outcome:

Areas of Agreement:

- Applicant and neighbors are concerned with preservation of the neighborhoods aesthetic, current views and maintenance of sight lines.
- Rick Sanchez will join the Los Griegos Neighborhood Association
- Ida Kelly, president, will secure a copy of a all plans and drawings and walk the site with Rick

- Ida will report and show the plans to the neighborhood association and ask for recommendations from members.
- Any neighborhood association members who have strong objections and/or concerns will communicate them to the Zoning Officer and/or attend the ZHE Hearing on October 21, 2008.
- Rick Sanchez will obtain a letter of support from the neighbors that support the project.

Unresolved Issues, Interests and Concerns:

- The Neighborhood Association is concerned that the height of the proposed garage will loom over and compress the feeling of the street.
- The Neighborhood Association is concerned that granting of this request may set a precedent for buildings of this height.

Key Points:

Meeting Specifics:

- 1) Current application – A special exception to Section 14-16-2-6(E)(3)(a)
 - i) a Variance to request 15 feet to the required 20 feet street side yard setback area on a corner lot
 - ii) RA-2 zone for a proposed detached garage addition for all or a portion of Lot(s) 185B, Block(s) 0, Tract(s) 0, MRGCD Map #31, zoned RA-2 located on 1756 Avenida Los Griegos NW (F-13)
 - iii) 5 feet from property line

Next Steps:

- Rick Sanchez will join the Los Griegos Neighborhood Association
- Ida Kelly, president, will secure a copy of a all plans and drawings and walk the site with Rick
- Ida will report and show the plans to the neighborhood association and ask for recommendations from members.
- Any neighborhood association members who have strong objections and/or concerns will communicate them to the Zoning Officer and/or attend the ZHE Hearing on October 21, 2008.
- Rick Sanchez will obtain a letter of support from the neighbors that support the project.

Action Items:

- Applicant will proceed with ZHE Hearing on October 21, 2008.

Application Hearing Details

ZHE Application Hearing Details

- 1) Hearing Scheduled for Tuesday, October 21, 2008.
- 2) Hearing Details:

- a) The Office of the Zoning Hearing Examiner conducts monthly quasi-judicial PUBLIC HEARINGS regarding Special Exceptions to the Zoning Code (Please refer to Section 14.16.4.2 of the Comprehensive City Zoning Code)
 - b) There are certain criteria that applicants must meet in order to obtain an approval of decision for their special exception request.
- 3) Hearing Process:
- a) Comments from facilitated meetings will go into a report which goes to the Hearing Examiner
 - b) All interested parties may appear at the hearing and voice their opinions or submit written comments prior to the day of public hearing.
 - c) The Zoning Hearing Examiner will render a determination of approval, approval with conditions or denial within 15 days after the close of the public hearing
 - d) The determination can be appealed to the Board of Appeals

Any further questions or comments can be referred to:

Lucinda Montoya

924-3918

Lucindamontoya@cabq.gov

Names & Affiliations of Attendees:

Rick Sanchez	Applicant
Ida Kelly	LGS