

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) _____
(C) _____

CITY _____ STATE _____ ZIP CODE _____

OWNER NAME (FIRST, LAST-IF ANY) Rick Sanchez
(H) 505-341-3373
MAILING ADDRESS 1756 AVENIDA LOS GRIEGOS
(W) _____

CITY Albuquerque STATE NM ZIP CODE 87107
(C) 505-514-8781

LEGAL DESCRIPTION OF PROPOSED SPECIAL EXCEPTION-PLEASE PRINT

STREET ADDRESS OF SPECIAL EXCEPTION 1756 AVENIDA LOS GRIEGOS ZIP CODE 87107

LOT(S) 185-B BLOCK(S) _____
SUBDIVISION / ADDITION / MRGCD MAP NO. MIDDLE RIO GRANDE CONCERNANCY DISTRICT PROPERTY MAP NO. 31

SITELINE JAN SECTION 31 T11N, R 3E, NM, PM, BERNALILLO COUNTY NEW MEXICO
UNIFORM PROPERTY CODE

CRITERIA FOR DECISION-

I have been given the Criteria for Decision requirements.

Initial Here RS

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 RS

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 [Signature] DATE 8-21-08

ZONING ENFORCEMENT OFFICE INTERNAL USE ONLY

PROJECT #: 1001436 APPLICATION #: 08ZHE00332

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(e)(3)(a) REFERENCE SECTION NO. _____

(LEGAL AD) ACTION DESCRIPTION A VARIANCE TO REQUEST 15' TO

THE REQUIRED 20' STREET SIDEYARD SET BACK AREA ON A CORNER LOT IN THE RA-2 ZONE FOR A PROPOSED GARAGE ADDITION.

ZONED: RA-2 ZONE MAP PAGE: E-13 NO. OF SIGNS ISSUED: 2

1756 AVENIDA LOS GRIEGOS

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

APPLICATION RECEIVED BY Z.E.O. (PRINT FULL NAME) JASON PENIDA FEE: \$ 145.00

DATE OF PUBLIC HEARING 10-21-08 (APN): 441018/4971000 \$ 35.00

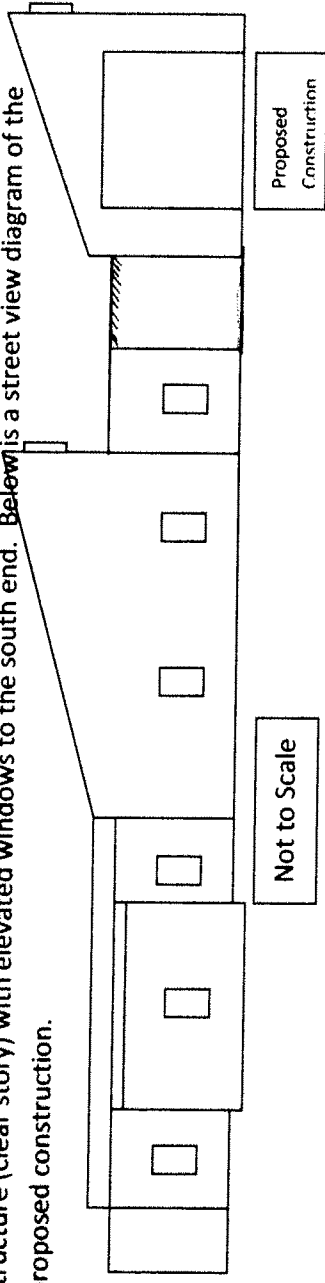
DATE OF PUBLIC HEARING 10-21-08 (CMP) 441032/8424000 \$ 10.00
DATE OF PUBLIC HEARING 10-21-08 (ZHE) 441006/3451000 \$ 100.00

Zoning Enforcement Division,

SPECIAL EXCEPTION CRITERIA FOR APPROVAL (VARIANCE)

1756 Avenida Los Griegos

An irregular shape lot is hindering usable open space creating exceptionality to the property due to curves on the corner lot. A special exception criterion for approval is being requested for an RV storage facility to be constructed in accordance to Albuquerque city codes and regulations. The proposed structure will complement the neighborhoods landscape and provide the land owner with secure storage of an RV Motor Home. Currently, the RV Motor Home is exposed and is being compromised by weather. In addition, the proposed construction will provide storage for items around the yard (i.e. trailer, cement mixer, lumber), thus keeping the neighborhood unpolluted and clear of personal possessions. Construction will match existing landscape and will be sited on a permanent foundation. The construction will be comprised of 2"x6" construction with a heavy duty 26 gauge metal (Pro-panel) roof and superior synthetic stucco that will directly match the existing house. The design of the storage facility will complement the existing residence by duplicating an analogous roof structure (clear story) with elevated windows to the south end. Below is a street view diagram of the proposed construction.

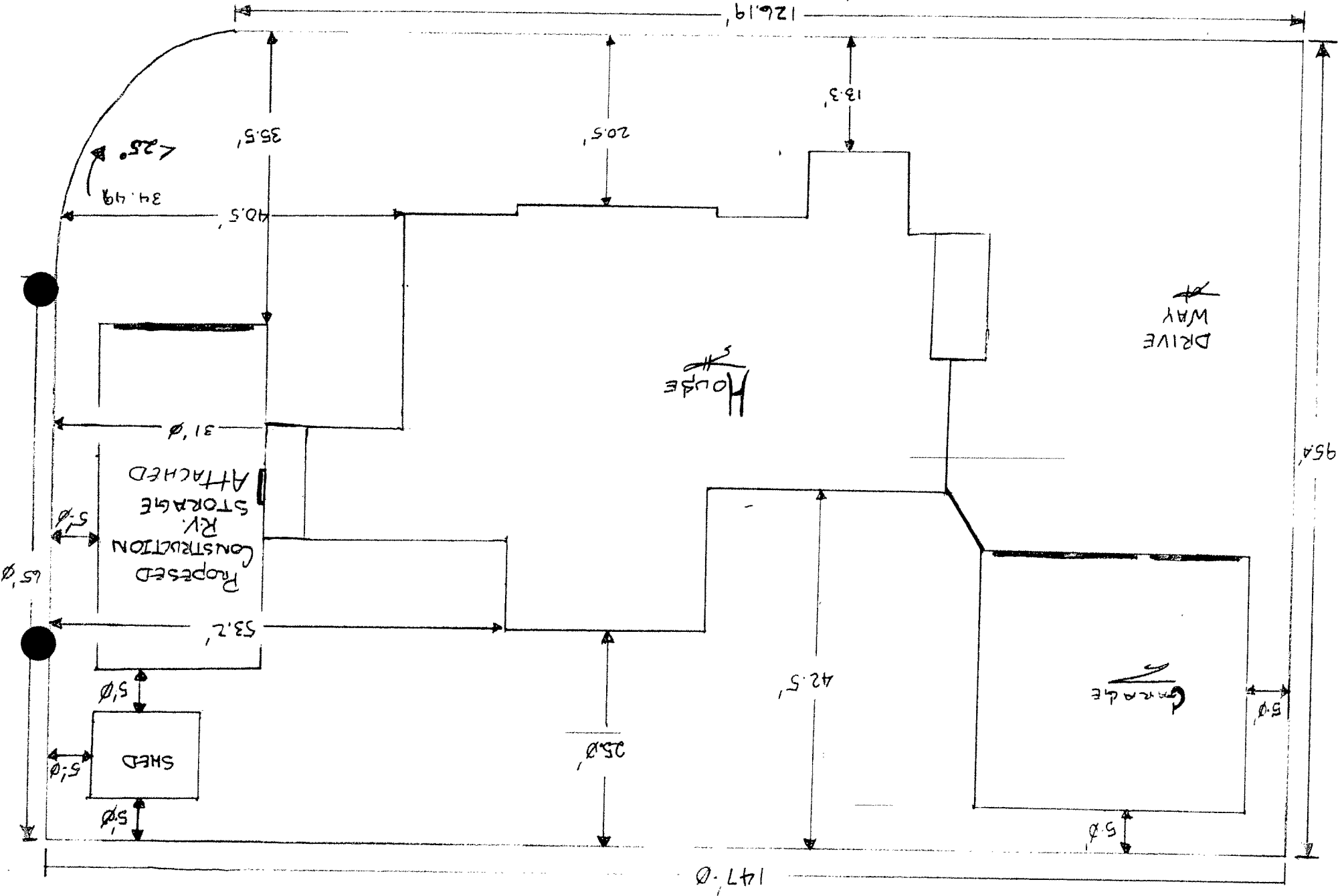


Please consider this special exception for approval.

Regards,

Rick and Melba Sanchez

Scale 30 (2" = 10') (R)



AIRTEL VIEW (TOP)

↓ EAST

- (b) The garage is set back not less than 25 feet and comprises 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.
- (3) On a corner lot, the side-yard setback adjacent to the side of the street shall be as follows:
- (a) If the rear yard abuts the front yard of a residentially-zoned lot, not less than 20 feet.
- (b) If division (3)(a) does not apply, not less than ten feet.
- (4) Side-yard setbacks which are interior, i.e., measured from side lots lines which are not adjacent to streets, shall be either:
- (a) Not less than five feet on each side if the lot width (see definition in § 14-16-1-5) is 65 feet or less. The setback on one side shall increase one foot for every one foot incremental increase in lot width to a maximum side setback of ten feet (thus, if lot width is 70 feet or more, the minimum side setbacks are ten feet on one side and five feet on the other);
- (b) There shall be one side-yard setback of not less than ten feet on one side. The other side-yard setback shall be at least five feet, except that it may be reduced or eliminated if the owner of the abutting lot agrees in writing to permanently bind his lot to not have a house closer than ten feet to the areas allowed for a house on the subject lot, and the agreement is included with the application for a building permit. The agreement shall be filed by the owners with the Planning Director after being recorded with the County Clerk. In no case shall the distance between two residential buildings be less than 10 feet; or
- (c) For lots where a common, interior side lot line is oriented more than 60° from due north-south, the minimum side-yard setback on the northerly side of the common lot line shall be as follows:
1. Not less than 15 feet if the immediately adjacent side yard setback is less than five feet;
 2. Not less than ten feet if the immediately adjacent side yard setback is five feet or more.
 3. Provided the provisions of divisions (a) and (b) above shall apply if:
 - i. For irregularly shaped lots, setback lines allow one side of the house on the irregularly shaped to be oriented 30° or more from due north-south, and which allow solar access equal to or greater than the provisions of division 1. or 2. above; or
 - ii. The owner of the property on the northerly side of the common lot line agrees in writing to permanently waive the requirement of the 15 foot side yard originally required to protect that property's solar access. The agreement must be included with the application for a building permit, if applicable, and shall be filed by the owners with the Planning Director after being recorded with the County Clerk.
 4. Unless waived pursuant to division 3.ii above, in no case shall the distance between two residential buildings be less than 15 feet.
 5. Setback lines shall be as indicated on the final plat (either by note, reference, or dimension) not inconsistent with this division (E).

METRO ADDRESS

No Features found.

OWNERSHIP

Rec	COASDE.BERNCO.ParcelDec_2007.UPC	COASDE.BERNCO.ParcelDec_2007.OWNER	COASDE.BERNCO.ParcelDec_2007.OWNADD
1	101306139209340546	SANCHEZ RICK C & MELBA	1756 AVENIDA LOS GRIEGOS NW

ZONING

Rec	ZONING	DESCRIPTION
1	RA-2	

ZONE GRID

Rec	ZONE ATLAS GRID
1	F13

PARCELS

Rec	NUMBER	NAME	DESIGNATION	QUADRANT	LOT	BLOCK	SUBDIVISION	PIN
1	1756	AVENIDA LOS GRIEGOS	NW		185B	0000	MFGCD MAP 31	ABQ59909

METRO ADDRESS

No Features found.

METRO ADDRESS

No Features found.

NEIGHBORHOODS

Rec	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIONNAME	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIONNAME
1	LOS GRIEGOS	R

SECTOR PLANS

Rec	SECTOR PLAN NAME
1	LOS GRIEGOS

COUNCIL

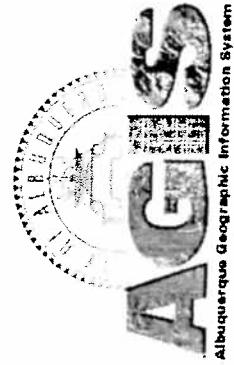
Rec	COUNCILOR NAME	COUNCIL DISTRICT
1	O'MALLEY	2

ZIPCODES

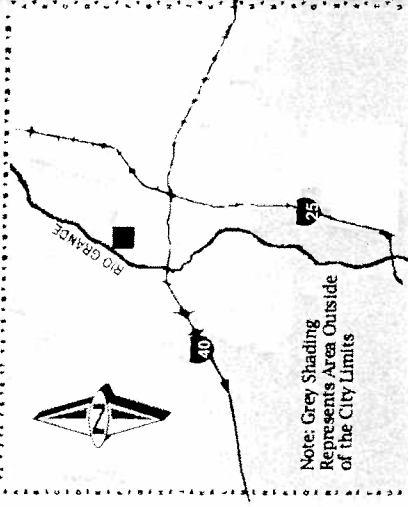
Rec	ZIPCODE
1	87107



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



Map amended through: 2/18/2007



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

F-13-Z

Selected Symbols

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

