



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) _____

CITY _____ STATE _____ ZIP CODE _____ (C) _____

OWNER NAME (FIRST, LAST-IF ANY) Stephen G. Savage (H) 505-328-6300

MAILING ADDRESS P.O. Box 27001 (W) 505-328-6300

CITY Albuquerque STATE NM ZIP CODE 87125 (C) 505-328-6300

LEGAL DESCRIPTION OF PROPOSED SPECIAL EXCEPTION-PLEASE PRINT

STREET ADDRESS OF SPECIAL EXCEPTION 1702 PARK AVE, S.W. ZIP CODE 87104

LOT(S) 3 BLOCK(S) 20

SUBDIVISION / ADDITION / MRGCD MAP NO Hunting Castle TRACT(S) _____

UNIFORM PROPERTY CODE 1-013-057-190-500-21204

CRITERIA FOR DECISION- I have been given the Criteria for Decision requirements. Initial Here SES

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 SES

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 9/6/08

PROJECT #: 1007465 APPLICATION #: 08ZHE0349

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. 14-16-3-19(A)(1)(a) REFERENCE SECTION NO. _____

(LEGAL AD) ACTION DESCRIPTION REQUEST FOR A VARIANCE OF 2'-5" TO THE ALLOWABLE

BET. MAX HEIGHT WITH IN THE REQUIRED FRONTYARD SETBACK AREA FOR A PROPOSED

SECTOR DEVELOPMENT AREA: HUNTING CASTLE REPAIRS.

ZONED: R-1 ZONE MAP PAGE: 13

1702 PARK AVE S.W.

POST SIGN(S) / STREET ADDRESS OF PROPOSED SPECIAL EXCEPTION _____ FEE: \$ 45.00

Susan Penon DATE: 9/10/08 (APN) 44101874971000 \$ 35.00

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

09-10-08 DATE OF PUBLIC HEARING

TRANS. AUTH. FEE \$ 10.00

MPH FEE \$ 10.00

CONFLICT ZONE FEE \$ 100.00

ZHE FEE \$ 145.00

ZONE GRID

No Features found.

OWNERSHIP

Rec	COASDE.BERNCO.ParcelDec_2007.UPC	COASDE.BERNCO.ParcelDec_2007.OWNER	COASDE.BERNCO.ParcelDec_2007.OWNADD
1	101305719050021204	CORDERO ADRIAN & ARELLANA D	1702 PARK 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	1702	PARK AV	SW	3	20	HUNING CASTLE ADDN	ABQ134167	

ZONE GRID

No Features found.

ZONE GRID

No Features found.

NEIGHBORHOODS

Rec	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIONNAME	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIONID
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

ZONE GRID

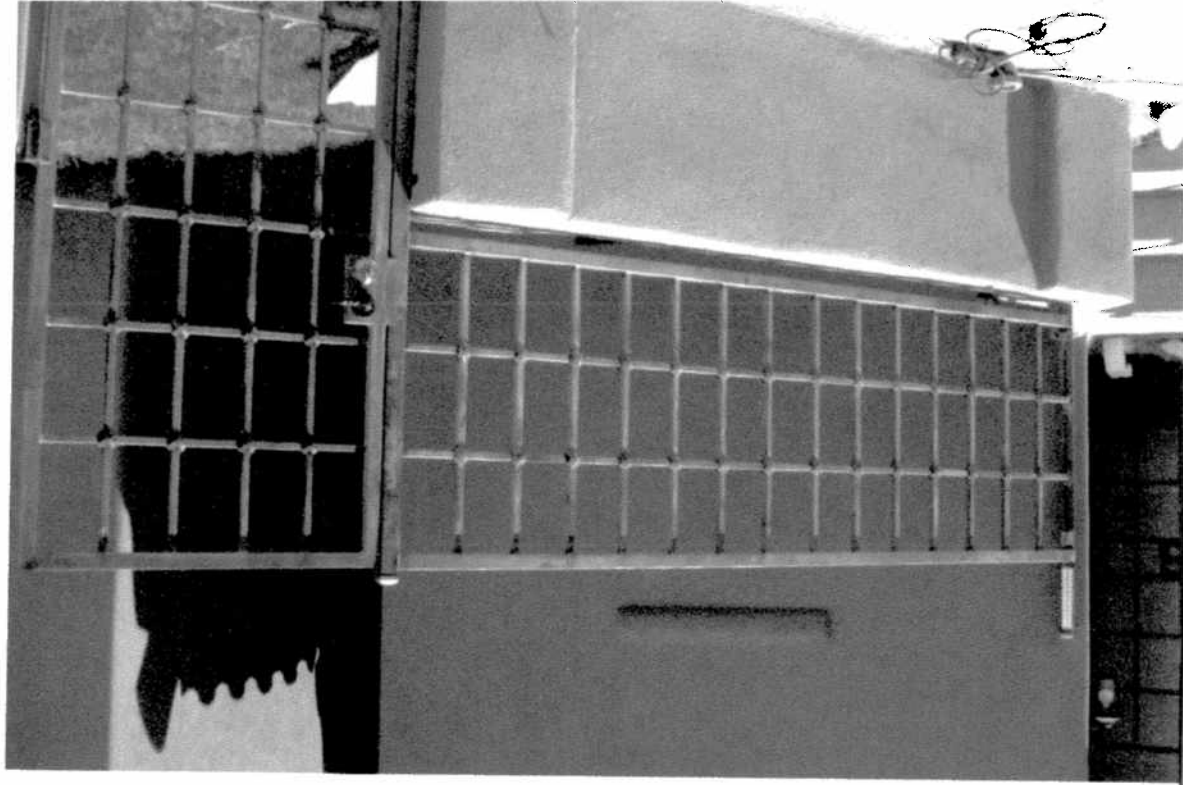
No Features found.

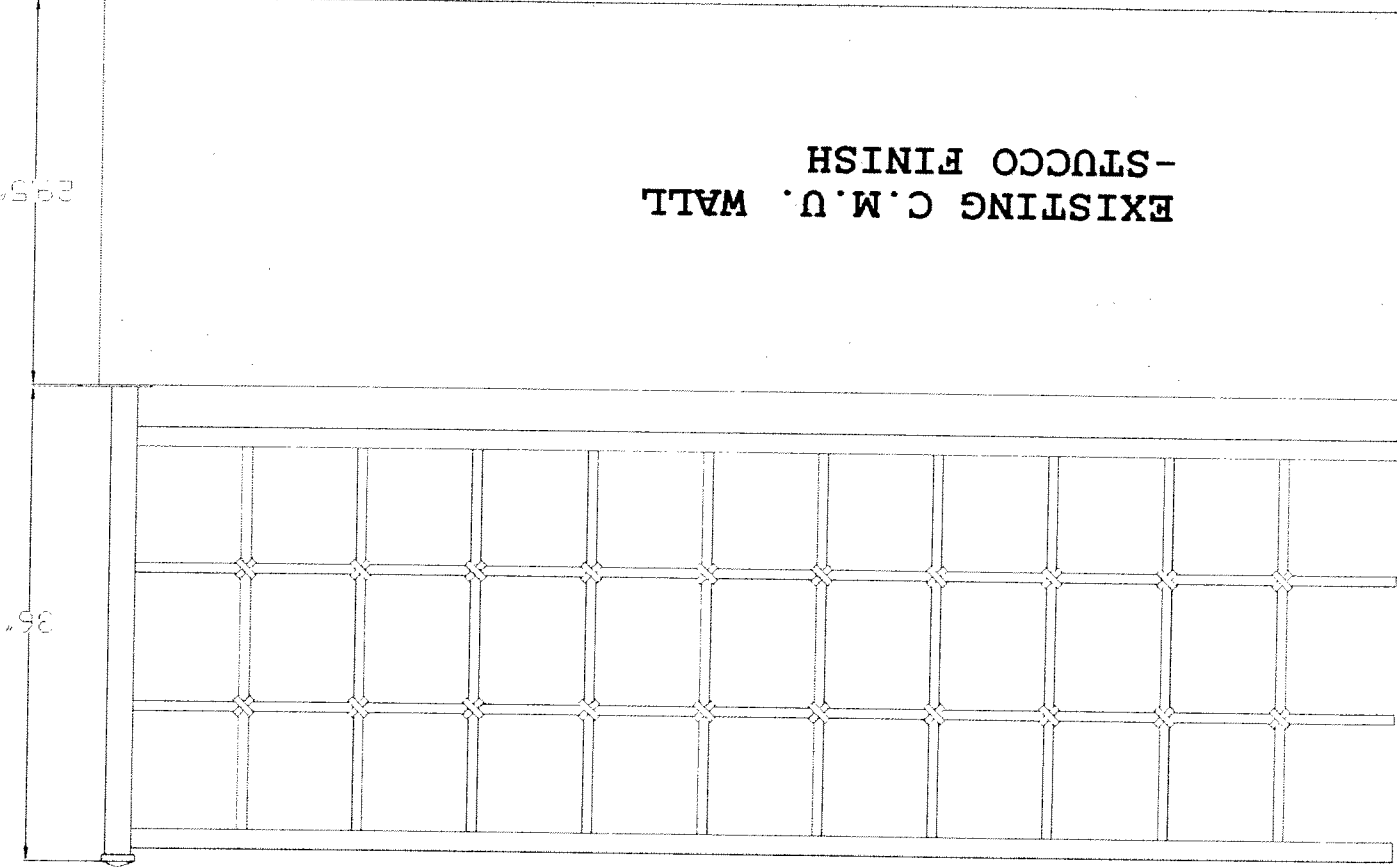
§ 14-16-3-19 GENERAL HEIGHT AND DESIGN REGULATIONS FOR WALLS, FENCES AND RETAINING WALLS.**Height Regulations.**

- (A)
- (1) A wall, fence, retaining wall, or vertical combination of these (the "wall") that does not face a public street right-of-way, a public park, open space, or designated trails (the "public side") and is in a residential zone may be built within a required setback, provided:
- (a) It does not exceed eight feet in height above the abutting grade on the lower side within the required side or rear yard or three feet in height above the abutting grade on the lower side within the required front yard.
- (b) Where contiguous to non-residential property, it does not exceed ten feet in height above the abutting grade on the residential side except in the required front-yard setback.
- (c) On a corner lot, the rear yard of which is contiguous to the front yard of a residentially zoned lot, a wall, fence retaining wall, or vertical combination of these does not exceed three feet in height within ten feet of the right-of-way line. The height of the wall shall be measured from the abutting grade on the street side or the abutting front yard grade whichever is most restrictive. However, a conditional use may be approved for a higher wall or fence.
- (d) On a lot where the rear lot line abuts a public street right-of-way and the lot's rear yard is contiguous to the front yard of another residentially-zoned lot, a wall, fence, or vertical combination of these does not exceed three feet in height above the abutting grade on the lower side within 20 feet of the rear right-of-way line; however, this setback is reduced to 15 feet if 15 feet is the normal front-yard setback requirement in the residential zone contiguous to the rear lot.
- (2) A wall, fence, retaining wall, or vertical combination of these that face a public street right-of-way, a public park, open space, or designated trail and is in a residential zone may be built within a required setback, provided:
- (a) It does not exceed three feet in height above the abutting grade on the street side and 11 feet in height above the abutting grade on the private side within the required front yard; or shall not exceed six feet in height above the abutting grade on the street side and 14 feet in height above the abutting grade on the private side within the required side or rear yard, except:
1. Any combination of a wall, fence and retaining wall height along the required side or rear yard that exceeds six feet in height above the abutting grade on the public side in order to retain higher ground on the private property side may be constructed up to eight feet in height; such wall shall not exceed six feet in height from the abutting grade on the private property side of the wall. The design of this wall combination shall include at least two of the façade design treatments specified in Section § 14-16-3-19 (B) (2) (b) and the design shall be consistent with the remainder of this section;
 2. A wall, fence and retaining wall or a combination of these shall have no segment rising more than six feet in height visible from the public street right-of-way. A minimum horizontal distance of four feet shall separate the vertical height segments. The top-most segment may be constructed up to eight feet in height provided the wall

Proposed fence
design -

This section is located
on a side wall
in the back of the
house.





EXISTING C.M.U. WALL -STUCCO FINISH

29.5"

35"

MATERIALS:

- 2X2X.120
- 1.5X1.5X.065
- .75X.75X.065
- .5X.125

VERTICAL POST
 HORIZONTAL RAILS
 VERTICAL/HORIZONTAL PICKETS
 BANDS (ATTACHED ON EACH PICKET INTERSECTION)

Stephen G. Savage
P.O. Box 27001
Albuquerque, NM 87125

RE: 1702 Park Ave. SW
Albuquerque, NM 87104
Lot 3, Block 20, Huning Castle Addition
UPC # 1-013-057-190-500-21204

Dear Sirs:

I am applying for a variance for the above listed property. I would like to install a custom made, banded grid- type rod iron fence on top of the existing 29.5" block / stucco wall.

Enclosed please find the traffic engineers comments, a site survey showing the property layout along with the proposed location of the rod iron extension fence, a drawing and materials list of the proposed fence, pictures showing the actual fence, pictures showing the property, a list of neighbors and their signatures approving the fence and design, and a letter asking for the variance.

Thank you,


Stephen G. Savage

The property is exceptional because it is a corner lot that sits on the SW corner of Park Ave. and San Carlos Blvd. SW. There is a large, mostly un-useable front yard that borders both Park and San Carlos. The existing 29.5" block wall sits back 23" from the sidewalk on the San Carlos side, and 32" from the sidewalk on the Park Ave. side (front of house). The property is irregular in shape and size and it has no useable front yard, which is 95% of the yard space on the property.

Because of the size and limiting factors (zoning laws) of installing a wall or iron fence in the front of the house, the full potential of the property is not being realized. A fence will add beauty, style, and most importantly, security to the property and the neighborhood. The design of the fence, an open grid style pattern, along with the fact that the property sits so far back from either San Carlos or Park Ave., ensures that in no way will it affect any traffic, whether it be automobile, bicycle, or foot. The location of the proposed iron fence plays no role whatsoever in affecting anyone's view or any traffic patterns (see traffic engineers enclosed comments). Adding the iron fence on top of the existing block/stucco wall will allow my family the security we desire improve the overall looks and stance of the house, help beautify the neighborhood, and give us a useable front yard.

Many newer homes in Albuquerque (i.e. High Desert, Sandia Heights) have fences built much closer to the street that my proposed fence.

The Variance will not interfere in *any way* with other land in the vicinity. All immediate neighbors have approved of this fence, and have given their complete approval (see enclosed signature page). The proposed fence is consistent with the spirit of the zoning ordinance in that it will not interfere with *anything*, it will help beautify the neighborhood, it is a tasteful design, and the public (neighbors and police included) approve of the design and layout of the fence.

Thank you for your consideration in this matter.

Truly,

Stephen G. Savage
1702 Park Ave. SW
Albuquerque, NM 87104
