



Environmental Planning Commission

Agenda Number: 4
Project #: PR-2018-001734
Case #: VA-2020-00375
Hearing Date: November 12, 2020

Staff Report

Agent	Self
Applicant	Frank J. and Clarissa J. Gonzales
Request	Variance - EPC
Legal Description	Tract 1 Block 11, Volcano Cliffs Subdivision, Unit 18
Location	7828 Aguila St. NW 87120, between Petirrojo Rd. NW, and Aguila St. NW
Size	Approximately 0.38 acres
Existing Zoning	R1-D

Staff Recommendation

DEFERRAL of PR-2018-001734, VA-2020-00375, at the applicant's request, from the December 10th, 2020 EPC Hearing, to the January, 21st, 2021 EPC Hearing.

Staff Planner
Sergio Lozoya

Summary of Analysis

The request for a height variance (Variance – EPC) is for a proposed dwelling, which is located at 7828 Aguila St. NW 87120. The Variance – EPC request is for a proposed structure (single family dwelling) to be built in the Northwest Mesa Escarpment VPO (VPO-2). As per IDO subsection 3-6(E)(2), the purpose of this VPO is to protect views looking to and from the Petroglyph National Monument, Volcanic Escarpment, and Volcano Mesa.

The owners Frank J. and Clarissa J. Gonzales are requesting the height variance for their home, which highest point measures 17.5 feet from natural grade (15 feet is the max structure height in VPO-2). As per IDO subsection 3-6(E)(3)(c), additional height may be requested through a Variance – EPC pursuant to IDO subsection 6-6(M).

The applicant is requesting a deferral to allow additional time to prepare required materials.



From: Gonzales, Clarissa J.
To: [Aranda, James M.](#)
Cc: [Lozoya, Sergio](#)
Subject: RE: VA-2020-00375 EPC Variance
Date: Monday, November 30, 2020 7:29:38 AM

Good Morning Sergio,

Hope you had a nice Holiday weekend. We spoke with our designer and he was unable to provide us our drawings because he was traveling. We would like to defer it to the January EPC like you recommended on Wednesday. Also if we could schedule a zoom meeting for this Friday, December 4th?

Thank you,



Clarissa J. Gonzales, MBA

CIP Financial Analyst

o 505.768-3812

f 505.768-3848

cjgonzales@cabq.gov

CABQ.GOV/DMD

From: Aranda, James M. <jmaranda@cabq.gov>
Sent: Wednesday, November 25, 2020 3:32 PM
To: Gonzales, Clarissa J. <cjgonzales@cabq.gov>
Cc: Williams, Brennon <bnwilliams@cabq.gov>; Lozoya, Sergio <slozoya@cabq.gov>; Salas, Alfredo E. <ASalas@cabq.gov>; Lehner, Catalina L. <CLehner@cabq.gov>
Subject: RE: VA-2020-00375 EPC Variance
Importance: High

Clarissa,

Good afternoon! Thank you very much for reaching out. Unfortunately the deadline for submission of materials cannot be extended beyond November 30th—as even that deadline gives staff an extremely limited timeframe to conduct the necessary analysis to produce a staff report and pull together all the required information for the public record, so the EPC has all the information they need to render a decision.

I understand your financing concerns and am empathetic to the situation you are facing. Is it possible that your financial institution can consider this correspondence and the fact that your development application is in process as goodwill effort toward finishing the project, thus allowing for them to extend their financing deadline?

Respectfully,

JMA



JAMES M. ARANDA, MCRP

él/he/him/his

deputy director + zeo | planning department

o 505.924.3361

e jmaranda@cabq.gov

cabq.gov/planning

From: Gonzales, Clarissa J.

Sent: Wednesday, November 25, 2020 3:21 PM

To: Aranda, James M. <jmaranda@cabq.gov>

Cc: Williams, Brennon <bnwilliams@cabq.gov>

Subject: VA-2020-00375 EPC Variance

Importance: High

Good Afternoon James,

I am writing this email to respectfully request an extension to the November 30th deadline to submit material for full consideration by EPC staff for the December 10th hearing. We have been working closely with Sergio Lozoya in order to get our height variance approved, we need additional materials from our Architect and due to the thanksgiving holiday they are out until Monday which is the deadline. We have been diligently working to get this variance approved since April, if we do not get this extension granted we will be forced to a deferral hearing scheduled for January 21, 2021. Currently, our lender is concerned with the lack of progress made on the project and another setback could be detrimental to our construction loan. Please advise if this deadline can be extended.

Thank you!



Clarissa J. Gonzales, MBA

CIP Financial Analyst

o 505.768-3812

f 505.768-3848

cjgonzales@cabq.gov

CABQ.GOV/DMD