



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

DANIEL AND STACEY COLE (DANIEL SOLARES JR., AGENT) requests a special exception to Section 14-16-2-11(E)(1): a VARIANCE request of 6' to the required 15' front setback to allow a proposed townhouse on proposed lot B for all or a portion of Lot 6-7, Block 1, ROEHL'S GARDEN ADDITION zoned R-2, located on 315 19TH ST NW (J-13)

Special Exception No:..... **15ZHE-80038**
Project No:..... **Project# 1010388**
Hearing Date:..... 04-21-2015
Closing of Public Record:..... 04-21-2015
Date of Decision: 05-04-2015

On the 21st day of April, 2015 (hereinafter "**Hearing**") DANIEL SOLARES JR., (hereinafter "**Agent**") acting as agent on behalf of the property owner DANIEL AND STACEY COLE (hereinafter "**Applicant**") appeared before the Zoning Hearing Examiner (hereinafter "**ZHE**") requesting a Variance of 6' to the required 15' front setback to allow a proposed townhouse (hereinafter "**Application**") upon the real property located at 315 19TH ST NW ("**Subject Property**"). Below are the findings of facts:

FINDINGS:

1. Applicant is requesting a Variance of 6' to the required 15' front setback to allow a proposed townhouse.
2. The ZHE received testimony from the Applicant and neighbors during the Hearing and encouraged the Applicant and neighbors to meet again to discuss the design of the proposed project. The Applicant agreed to this deferral for one month to the May ZHE Hearing.

DECISION:

DEFERRAL to the MAY 19, 2015 ZHE Hearing.

If you wish to appeal this decision, you may do so in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Joshua J. Skarsgard, Esq.
Zoning Hearing Examiner

- cc: Zoning Enforcement
ZHE File
Daniel and Stacey Cole 1850 Coldwater Canyon Dr Beverly Hills CA 90210-
dc@dannycollection.net
Daniel Solares Jr. Studio Southwest Architects 2101 Mountain Rd NW 87104-
dsolares@studioswarch.com
Juanita Zamora 1520 Mountain Rd 87104 pnbzamora@gmail.com
Bob Heiser 2101 Mountain Rd 87104 rheiserstudioswarch.com
Kathryn Colbert 1911 Lomas Blvd NW 87102 kathryncolbert47@gmail.com



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

DANIEL AND STACEY COLE (DANIEL SOLARES JR., AGENT) requests a special exception to Section 14-16-2-11(E)(4): a VARIANCE request of 3' to the required 15' rear setback to allow a proposed townhouse on proposed lot B for all or a portion of Lot 6-7, Block 1, ROEHL'S GARDEN ADDITION zoned R-2, located on 315 19TH ST NW (J-13)

Special Exception No:..... **15ZHE-80039**
Project No:..... **Project# 1010388**
Hearing Date:..... 04-21-2015
Closing of Public Record:..... 04-21-2015
Date of Decision: 05-04-2015

On the 21st day of April, 2015 (hereinafter "**Hearing**") DANIEL SOLARES JR., (hereinafter "**Agent**") acting as agent on behalf of the property owner DANIEL AND STACEY COLE (hereinafter "**Applicant**") appeared before the Zoning Hearing Examiner (hereinafter "**ZHE**") requesting a Variance of 3' to the required 15' rear setback to allow a proposed townhouse (hereinafter "**Application**") upon the real property located at 315 19TH ST NW ("**Subject Property**"). Below are the findings of facts:

FINDINGS:

1. Applicant is requesting a Variance of 3' to the required 15' rear setback to allow a proposed townhouse.
2. The ZHE received testimony from the Applicant and neighbors during the Hearing and encouraged the Applicant and neighbors to meet again to discuss the design of the proposed project. The Applicant agreed to this deferral for one month to the May ZHE Hearing.

DECISION:

DEFERRAL to the MAY 19, 2015 ZHE Hearing.

If you wish to appeal this decision, you may do so in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Joshua J. Skarsgard, Esq.
Zoning Hearing Examiner

- cc: Zoning Enforcement
ZHE File
Daniel and Stacey Cole 1850 Coldwater Canyon Dr Beverly Hills CA 90210-
dc@dannycole.net
Daniel Solares Jr. Studio Southwest Architects 2101 Mountain Rd NW 87104-
dsolares@studioswarch.com
Juanita Zamora 1520 Mountain Rd 87104 pnbzamora@gmail.com
Bob Heiser 2101 Mountain Rd 87104 rheiserstudioswarch.com
Kathryn Colbert 1911 Lomas Blvd NW 87102 kathryncolbert47@gmail.com



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

DANIEL AND STACEY COLE (DANIEL SOLARES JR., AGENT) requests a special exception to Section 14-16-2-11(A)(1) and 14-16-2-9(D)(1): a VARIANCE request of 121 square feet to the required 2200 for a proposed lot split to allow a new townhouse on proposed lot B for all or a portion of Lot 6-7, Block 1, ROEHL'S GARDEN ADDITION zoned R-2, located on 315 19TH ST NW (J-13)

Special Exception No:..... **15ZHE-80040**
Project No:..... **Project# 1010388**
Hearing Date: 04-21-2015
Closing of Public Record: 04-21-2015
Date of Decision: 05-04-2015

On the 21st day of April, 2015 (hereinafter "**Hearing**") DANIEL SOLARES JR., (hereinafter "**Agent**") acting as agent on behalf of the property owner DANIEL AND STACEY COLE (hereinafter "**Applicant**") appeared before the Zoning Hearing Examiner (hereinafter "**ZHE**") requesting a Variance of 121 square feet to the required 2200 for a proposed lot split to allow a new townhouse (hereinafter "**Application**") upon the real property located at 315 19TH ST NW ("**Subject Property**"). Below are the findings of facts:

FINDINGS:

1. Applicant is requesting a Variance of 121 square feet to the required 2200 for a proposed lot split to allow a new townhouse.
2. The ZHE received testimony from the Applicant and neighbors during the Hearing and encouraged the Applicant and neighbors to meet again to discuss the design of the proposed project. The Applicant agreed to this deferral for one month to the May ZHE Hearing.

DECISION:

DEFERRAL to the MAY 19, 2015 ZHE Hearing.

If you wish to appeal this decision, you may do so in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Joshua J. Skarsgard, Esq.
Zoning Hearing Examiner

- cc: Zoning Enforcement
ZHE File
Daniel and Stacey Cole 1850 Coldwater Canyon Dr Beverly Hills CA 90210-
dc@dannycollection.net
Daniel Solares Jr. Studio Southwest Architects 2101 Mountain Rd NW 87104-
dsolares@studioswarch.com
Juanita Zamora 1520 Mountain Rd 87104 pnbzamora@gmail.com
Bob Heiser 2101 Mountain Rd 87104 rheiserstudioswarch.com
Kathryn Colbert 1911 Lomas Blvd NW 87102 kathryncolbert47@gmail.com



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

DANIEL AND STACEY COLE (DANIEL SOLARES JR., AGENT) requests a special exception to Section 14-16-2-11(F)(1): a VARIANCE request of .28 to the allowed .5 floor area ratio to allow a proposed townhouse on proposed lot B for all or a portion of Lot 6-7, Block 1, ROEHL'S GARDEN ADDITION zoned R-2, located on 315 19TH ST NW (J-13)

Special Exception No:..... **15ZHE-80041**
Project No:..... **Project# 1010388**
Hearing Date:..... 04-21-2015
Closing of Public Record:..... 04-21-2015
Date of Decision: 05-04-2015

On the 21st day of April, 2015 (hereinafter "**Hearing**") DANIEL SOLARES JR., (hereinafter "**Agent**") acting as agent on behalf of the property owner DANIEL AND STACEY COLE (hereinafter "**Applicant**") appeared before the Zoning Hearing Examiner (hereinafter "**ZHE**") requesting a Variance of .28 to the allowed .5 floor area ratio to allow a proposed townhouse (hereinafter "**Application**") upon the real property located at 315 19TH ST NW ("**Subject Property**"). Below are the findings of facts:

FINDINGS:

1. Applicant is requesting a Variance of .28 to the allowed .5 floor area ratio to allow a proposed townhouse.
2. The ZHE received testimony from the Applicant and neighbors during the Hearing and encouraged the Applicant and neighbors to meet again to discuss the design of the proposed project. The Applicant agreed to this deferral for one month to the May ZHE Hearing.

DECISION:

DEFERRAL to the MAY 19, 2015 ZHE Hearing.

If you wish to appeal this decision, you may do so in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Joshua J. Skarsgard, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
Daniel and Stacey Cole 1850 Coldwater Canyon Dr Beverly Hills CA 90210-
dc@dannycollection.net
Daniel Solares Jr. Studio Southwest Architects 2101 Mountain Rd NW 87104-
dsolares@studioswarch.com
Juanita Zamora 1520 Mountain Rd 87104 pnbzamora@gmail.com
Bob Heiser 2101 Mountain Rd 87104 rheiserstudioswarch.com
Kathryn Colbert 1911 Lomas Blvd NW 87102 kathryncolbert47@gmail.com



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

DANIEL AND STACEY COLE (DANIEL SOLARES JR., AGENT) requests a special exception to Section 14-16-3-1(A)(24)(a): a VARIANCE request of 1 offstreet parking to allow a proposed townhouse on proposed lot B for all or a portion of Lot 6-7, Block 1, ROEHL'S GARDEN ADDITION zoned R-2, located on 315 19TH ST NW (J-13))

Special Exception No:..... **15ZHE-80042**
Project No:..... **Project# 1010388**
Hearing Date:..... 04-21-2015
Closing of Public Record:..... 04-21-2015
Date of Decision: 05-04-2015

On the 21st day of April, 2015 (hereinafter "**Hearing**") DANIEL SOLARES JR., (hereinafter "**Agent**") acting as agent on behalf of the property owner DANIEL AND STACEY COLE (hereinafter "**Applicant**") appeared before the Zoning Hearing Examiner (hereinafter "**ZHE**") requesting a Variance of 1 off street parking to allow a proposed townhouse (hereinafter "**Application**") upon the real property located at 315 19TH ST NW ("**Subject Property**"). Below are the findings of facts:

FINDINGS:

1. Applicant is requesting a Variance of 1 offstreet parking to allow a proposed townhouse.
2. The ZHE received testimony from the Applicant and neighbors during the Hearing and encouraged the Applicant and neighbors to meet again to discuss the design of the proposed project. The Applicant agreed to this deferral for one month to the May ZHE Hearing.

DECISION:

DEFERRAL to the MAY 19, 2015 ZHE Hearing.

If you wish to appeal this decision, you may do so in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Joshua J. Skarsgard, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
Daniel and Stacey Cole 1850 Coldwater Canyon Dr Beverly Hills CA 90210-
dc@dannycole.net
Daniel Solares Jr. Studio Southwest Architects 2101 Mountain Rd NW 87104-
dsolares@studioswarch.com
Juanita Zamora 1520 Mountain Rd 87104 pnbzamora@gmail.com
Bob Heiser 2101 Mountain Rd 87104 rheiserstudioswarch.com
Kathryn Colbert 1911 Lomas Blvd NW 87102 kathryncolbert47@gmail.com