



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE
ZONING HEARING EXAMINER'S ACTION SHEET

TUESDAY, May 15, 2018 9:00 A.M.

PLAZA DEL SOL HEARING ROOM
BASEMENT LEVEL
600 SECOND STREET NW
(ON THE NORTHEAST CORNER OF 2ND STREET AND ROMA NW)

STAFF

Christopher Graeser, Esq., Zoning Hearing Examiner
Lorena Patten-Quintana, ZHE Planner
Suzie Sanchez, ZHE Administrative Assistant

For Inquiries Regarding This Agenda, Please Call Planning Dept. at (505) 924-3894.

PLEASE ADDRESS ALL CORRESPONDENCE TO:
Christopher Graeser, Esq., Zoning Hearing Examiner
Planning Department
P.O. Box 1293
Albuquerque, NM 87103

NOTICE TO PEOPLE WITH DISABILITIES: *If you have a disability and you require special assistance to participate in this hearing, please contact Planning Information at (505) 924-3860.*

INTERPRETER REQUIRED:

- | | | | |
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| 1. | 18ZHE-80064 | Project#
1011566 | JOSE ANTONIO CARRILLO requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for a carport within the required front yard setback for all or a portion of Lot 11, Block 3, CENTRAL PARK ADDN COWARDINS REPLAT OF BLK 3 zoned R-1, located on 704 VALENCIA DR SE (L-18) APPROVAL WITH CONDITIONS |
| 2. | 18ZHE-80066 | Project#
1011570 | BLANCA E ALVARADO requests a special exception to Section 14-16-2-6(B)(14): a CONDITIONAL USE to allow a 5 ft wall in the front yard setback for all or a portion of Lot M, Block 4, PALISADES ADDN zoned R-1, located on 524 PALISADES DR NW (J-11) APPROVAL WITH CONDITIONS |

OLD BUSINESS:

- | | | | |
|----|--------------------|-----------------------------|--|
| 3. | 18ZHE-80045 | Project#
1011535 | CASA BLANCA MHP, LLC (P. LORRAINE SANCHEZ OR JOSEPH GAMBLE, AGENT) requests a special exception to Section 14-16-3-4(B)(4): To expand the NON CONFORMING USE of a mobile home park by 9.1% to not exceed the 25% allowance for all or a portion of Lot 31-32, Block 10, East Central Business Addn zoned SU-2 C-3, located on 11001 ACOMA RD SE (L-21) APPROVAL WITH CONDITIONS |
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4. **18ZHE-80052** **Project #** **BRIAN KASCH** requests a special exception to Section 14-16-3-19(A)(2)(a):
1011544 a VARIANCE request of 3 ft to the allowed 3 ft wall height on a corner lot for
all or a portion of Lot 13, Block 13, Parkland Hills Addn zoned R-1, located
on **623 VALVERDE DR SE (L-17) WITHDRAWN**
5. **18ZHE-80061** **Project#** **SKAMAR PROPERTIES LLC (CORY GREENFIELD, AGENT)** requests a
1011555 special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow
for a carport in the front yard setback for all or a portion of Lot 16, Block 65,
Parkland Hills Addn zoned R-1, located on **4614 IDLEWILDE LN SE (L-17)**
APPROVAL WITH CONDITIONS

NEW BUSINESS:

6. **18ZHE-80054** **Project#** **RICHARD J. MOYA** requests a special exception to Section 14-16-3-
1011548 19(A)(2)(a): a VARIANCE of 4 feet to the required 3 foot wall height in the
front yard setback for all or a portion of Lot 1BA, Block 14, PALISADES
ADDN zoned R-1, located on **2426 VISTA GRANDE DR NW (H-11)**
APPROVED
7. **18ZHE-80063** **Project#** **CHARLES SPINELLO** requests a special exception to Section 14-16-2-
1011564 6(B)(14): a CONDITIONAL USE to allow a fence over 3 ft high within the
front and corner side yard setback for all or a portion of Lot 16, Block 55,
PARKLAND HILLS ADDN zoned R-1, located on **4701 TRUMBULL AVE SE**
(L-17) APPROVAL WITH CONDITIONS
8. **18ZHE-80065** **Project#** **ML DESTINY PLAZA, LLC (CONSENSUS PLANNING, INC., AGENT)**
1011567 requests a special exception to Section 14-16-2-23(A) and Coors Corridor pg
89 & pg 104: a VARIANCE of 22 feet 8 inches to the required 35 foot
setback to the Coors Corridor SDP for all or a portion of Lot A1A, BLACK
DEVELOPMENT ONE zoned C-2, located on **NE CORNER OF COORS**
BLVD & COORS BYPASS (B -14) APPROVED
9. **18ZHE-80067** **Project#** **JOHN DACAMARA** requests a special exception to Section 14-16-2-23(A),
1011571 South Broadway SDP p.46 III(B)(1) and 14-16-2-17(A)(13)(b): a
CONDITIONAL USE to allow C-2 permissive uses in the SU-2/NCR zone for
all or a portion of Lot 8, Block 7 & 1, EASTERN ADDN SECOND
EXTENSION zoned SU-2, located on **1806 BROADWAY BLVD SE (L-14)**
DEFERRED
10. **18ZHE-80068** **Project#** **OMAR GOMEZ** requests a special exception to Section 14-16-3-19(A)(2)(a):
1011574 a VARIANCE of 3 ft to the 3 ft maximum wall height allowed in the front yard
setback for all or a portion of Lot 12, Block 5, LOMA VERDE zoned R-3,
located on **7800 DOMINGO RD NE (K-19) DEFERRED**
11. **18ZHE-80069** **Project#** **JEFF BECHTOLD** requests a special exception to Section 14-16-2-6(E)(1):
1011575 a VARIANCE of 10 ft to the 20 ft front yard setback for all or a portion of Lot
4, Block 52, WESTGATE HEIGHTS ADDN UNIT NO 1 zoned R-1, located
on **1104 JENARO ST SW (M-9) APPROVAL WITH CONDITIONS**
12. **18ZHE-80070** **Project#** **JEFF BECHTOLD** requests a special exception to Section 14-16-2-6(E)(4):
1011575 a VARIANCE of 5 ft to the 5 ft side yard setback for all or a portion of Lot 4,
Block 52, WESTGATE HEIGHTS ADDN Unit NO 1 zoned R-1, located on
1104 JENARO ST SW (M-9) APPROVAL WITH CONDITIONS
13. **18ZHE-80071** **Project#** **JIM HERRERA (YOLANDA MONTOYA, AGENT)** requests a special
1011576 exception to Section 14-16-2-4(B)(1) and 14-16-2-6(B)(1): a CONDITIONAL
USE to allow an accessory living quarters for all or a portion of Lot 17,
BLACK FARM ESTATES UNIT zoned RA-1, located on **9539 LYNDAL LN**
NW (C-13) APPROVED
14. **18ZHE-80072** **Project#** **YAIMOND MONTERO** requests a special exception to Section 14-16-2-
1011577 6(B)(1): a CONDITIONAL USE to allow for an accessory living quarters for
all or a portion of Lot 11, Block 7, RACKHEATH PARK ADDN NO 1 zoned
R-1, located on **9615 AZTEC RD NE (G-20) APPROVED**

15. **18ZHE-80073** **Project#** **MATTHEW MCDONOUGH (DREAMSTYLE REMODELING, AGENT)**
1011578 requests a special exception to Section 14-16-2-14(E)(1) and 14-16-2-6(B)(12): a **CONDITIONAL USE** to allow for a patio cover within the rear yard setback for all or a portion of Lot 3-P1, Block 7, WEST RIDGE UNIT 2 zoned SU-1/ R-D, located on **2428 WEXFORD ST NW (H-9) APPROVED**

16. **18ZHE-80074** **Project#** **ELFEGO ORONA JR** requests a special exception to Section 14-16-3-19(A)(2)(a): a **VARIANCE** of 3ft to the allowed 3ft wall height within the front yard setback for all or a portion of Lot 20-P1, Block 23, EL RANCHO GRANDE 1 UNIT 5A zoned R-T, located on **8732 SPOTTED PONY AVE SW (N-9) DEFERRED**

17. **18ZHE-80075** **Project#** **JAN-OLOF NOTLOEV (DELINZIO BUILDERS, AGENT)** requests a special exception to Section 14-16-2-8(E)(4)(a): a **VARIANCE** of 6 ft 2 in to the required 15 ft rear yard setback for an existing building for all or a portion of LOT 2-P1, Block 0000, SKYLINE VIEW zoned R-LT, located on **4904 SKYLINE VIEW CT NE (F-22) APPROVED**

18. **18ZHE-80076** **Project#** **STEPHEN BUTLER (KEVIN CLOWER, AGENT)** requests a special exception to Section 14-16-2-11(E)(3): a **VARIANCE** of 4 ft to the required 5 ft side yard setback for all or a portion of Lot 15, Block 27, MESA COURT ADDN zoned R-2, located on **3817 THAXTON AVE SE (L-17) APPROVED**

19. **18ZHE-80077** **Project#** **STEPHEN BUTLER (KEVIN CLOWER, AGENT)** requests a special exception to Section 14-16-2-11(E)(4): a **VARIANCE** of 11 ft to the required 15 ft rear yard setback for all or a portion of Lot 15, Block 27, MESA COURT ADDN zoned R-2, located on **3817 THAXTON AVE SE (L-17) APPROVED**

20. **18ZHE-80078** **Project#** **PRIMROSE SCHOOL OF WOODCREEK RESERVE (CONSENSUS PLANNING INC., AGENT)** requests a special exception to Section 14-16-2-23(A) and P. 37 12 R-3 LA CUEVA SDP: a **VARIANCE** of 3 off street parking spaces to the maximum 33 allowed for all or a portion of Lot A, Block 0000, MORNINGSTAR AT PALOMAS zoned SU-2/O-1, located on **8001 PALOMAS AVE NE (D-19) APPROVED**

21. **18ZHE-80080** **Project#** **WRILEY BURNETT** requests a special exception to Section 14-16-3-19(A)(2)(c): a **VARIANCE** of 3 feet to the required 3 foot wall height in the corner side yard for all or a portion of Lot 1, Block 54, PARKLAND HILLS zoned R-1, located on **4904 PALO ALTO AVE SE (L-17) APPROVED**

22. **18ZHE-80081** **Project#** **KEVIN STRANGE (DAVID HILL, AGENT)** requests a special exception to Section 14-16-2-6(E)(4)(a): a **VARIANCE** of 6 feet 1 inch to the required 10 ft side yard setback for all or a portion of Lot 8, Block 7, INDIAN RIDGE zoned R-1, located on **2104 CLEOPATRA PL NE (H-22) APPROVED**

23. **18ZHE-80082** **Project#** **JASON LECHTENBERG** requests a special exception to Section 14-16-2-6(E)(1): a **VARIANCE** of 5 feet to the required 20 foot front yard setback for all or a portion of Lot 27, Block 16, Rebonito zoned R-1, located on **13605 REBONITO CT NE (J-23) APPROVED**

24. **18ZHE-80083** **Project#** **LEGACY HOSPITALITY LLC (CONSENSUS PLANNING INC., AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 37 (a)(3) North I 25 SDP: a **VARIANCE** of 4 ft to the maximum 10 ft in length and a **VARIANCE** of 6 in to the 4 ft maximum height for a proposed monument sign for all or a portion of Lot 1,2,3,30,31,32, Block 28, Tract(s) A, NORTH ALBUQUERQUE ACRES zoned SU-2 HDR, located on **8800 SAN PEDRO DR NE (C-18) APPROVAL WITH CONDITIONS**

25. **18ZHE-80084** **Project#** **ABDIEL SANCHEZ (REBECCA WHITE, AGENT)** requests a special exception to Section 14-16-2-6(B)(14): a **CONDITIONAL USE** to allow for a 6 foot fence in the front yard setback for all or a portion of Lot 13, Block 7, MESA VILLAGE zoned R-1, located on **8613 MOUNTAIN RD NE (J-20) APPROVAL WITH CONDITIONS**

26. **18ZHE-80085** **Project#** **RON GARCIA (ARCH+PLAN LAND USE CONSULTANTS, AGENT)**
1011590 requests a special exception to Section 14-16-2-5(D): a VARIANCE of 5,151 square feet to the required 10,890 and a VARIANCE of 8.79 feet to the required 75 feet in width for a proposed new lot for all or a portion of Lot 9, ZICKERT ADDN zoned SU-2 LD RA-2, located on **1801 ZICKERT PL NW (H-12) APPROVAL WITH CONDITIONS**
27. **18ZHE-80087** **Project#** **GABE ZAMBELLO (GREG SUCHOCKI, AGENT)** requests a special
1011591 exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 2 ft 9 inches to the required 5 ft separation between accessory structures for all or a portion of Lot 15, Block 107, BEL AIR ADDN zoned R-1, located on **2514 MADEIRA DR NE (H-18) APPROVED**
28. **18ZHE-80089** **Project#** **ANNA & MICHAEL DRESKIN** requests a special exception to Section 14-
1011593 16-2-6(B)(1): a CONDITIONAL USE to allow an accessory living quarters for all or a portion of Lot 24, Block 12, LOMA DEL NORTE ADDN UNIT 4 zoned R-1, located on **7700 SAN FRANCISCO RD NE (D-19) APPROVED**