



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, APRIL 21, 2015, 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

Joshua J. Skarsgard, Esq., Zoning Hearing Examiner
Lorena Patten-Quintana, Planner

For Inquiries Regarding This Agenda, Please Call Planning Dept. at (505) 924-3860.

PLEASE ADDRESS ALL CORRESPONDENCE TO:

Joshua J. Skarsgard, Esq.
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.*

OLD BUSINESS:

- 1. **15ZHE-80018** **Project# 1010360** **JAVIER E. SANCHEZ** requests a special exception to PG. 45 SOUTH BROADWAY SDP: a CONDITIONAL USE to allow proposed R-2 uses in an SU-2 MR zone for all or a portion of Lot 1, Block 1, APODACA- R G ADDN zoned SU-2 MR, located on **225 BETHEL DR SE (M-14)**
- 2. **15ZHE-80014** **Project# 1010356** **STEVE COE/ JC PETERSON DBA COE PETERSON PROPERTIES (DAC ZONING & LAND USE SERVICES, AGENT)** requests a special exception to Section 14-16-3-1(A)(26): a VARIANCE request of 15 parking spaces to the required 51 for a new restaurant for all or a portion of Lot H4C, LA REINA DEL LOS ALTOS UNIT 2 zoned C-2 (SC), located on **3305 JUAN TABO BLVD NE (G-21)**

NEW BUSINESS:

- 3. **15ZHE-80031** **Project# 1010374** **SUSAN A CUELLAR (AUSTIN'S CARPORT'S, AGENT)** requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for a proposed carport in the front yard setback for all or a portion of Lot 15, Block 11, GUTIERREZ-OFIMIANO J LOWER zoned R-1, located on **8504 GUTIERREZ RD NE (F-20)**
- 4. **15ZHE-80032** **Project# 1010384** **DONAL W. KEY** requests a special exception to Section 14-16-2-6(E)(4)(b): a VARIANCE request of 3' to the required 5' side setback to allow a proposed addition for all or a portion of Lot 2, BARRASS-KEITH zoned R-1, located on **601 GRIEGOS RD NW (F-14)**

5. **15ZHE-80033** **Project#** **DONAL W. KEY** requests a special exception to Section 14-16-2-6(E)(5)(a):
1010384 a VARIANCE request of 12' to the required 15' rear setback to allow a
proposed addition for all or a portion of Lot 2, BARRASS-KEITH zoned R-
1, located on **601 GRIEGOS RD NW** (F-14)
6. **15ZHE-80034** **Project#** **DONAL W. KEY** requests a special exception to Section 14-16-3-3(B)(2)(e):
1010384 a VARIANCE request of 7' to the required 10' minimum separation of (2)
accessory structures for a proposed addition for all or a portion of Lot 2,
BARRASS-KEITH zoned R-1, located on **601 GRIEGOS RD NW** (F-14)
7. **15ZHE-80035** **Project#** **MATTHEW L. MCGUIRE** requests a special exception to Section 14-16-3-
1010386 3(B)(e): a VARIANCE of 3.5 feet to the required 10 foot separation for a
proposed accessory building for all or a portion of Lot 1, Block B, CASA
GRANDE MANOR zoned R-1, located on **2920 PALO ALTO DR NE** (H23)
8. **15ZHE-80036** **Project#** **DANIEL AND STACEY COLE (DANIEL SOLARES JR., AGENT)** requests
1010387 a special exception to Section 14-16-2-11(D)(2) and 14-16-2-9(D)(3): a
VARIANCE request of 690 square feet to the required 3600 sf. for a
proposed lot split to allow an existing dwelling 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)
9. **15ZHE-80037** **Project#** **DANIEL AND STACEY COLE (DANIEL SOLARES JR., AGENT)** requests
1010387 a special exception to Section 14-16-2-11(F)(1): a VARIANCE request of .14
to the allowed .5 floor area ratio for a proposed lot split (A,B,C) 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)
10. **15ZHE-80038** **Project#** **DANIEL AND STACEY COLE (DANIEL SOLARES JR., AGENT)** requests
1010388 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)
11. **15ZHE-80039** **Project#** **DANIEL AND STACEY COLE (DANIEL SOLARES JR., AGENT)** requests
1010388 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)
12. **15ZHE-80040** **Project#** **DANIEL AND STACEY COLE (DANIEL SOLARES JR., AGENT)** requests
1010388 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)
13. **15ZHE-80041** **Project#** **DANIEL AND STACEY COLE (DANIEL SOLARES JR., AGENT)** requests
1010388 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)
14. **15ZHE-80042** **Project#** **DANIEL AND STACEY COLE (DANIEL SOLARES JR., AGENT)** requests
1010388 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)
15. **15ZHE-80043** **Project#** **DANIEL AND STACEY COLE (DANIEL SOLARES JR., AGENT)** requests
1010389 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 A 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)

- 16. **15ZHE-80044** **Project#** **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 A 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)
1010389

- 17. **15ZHE-80045** **Project#** **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 33 square feet to the required 2200sf to allow a proposed lot split for a proposed townhouse on proposed lot A 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)
1010389

- 18. **15ZHE-80046** **Project#** **DANIEL AND STACEY COLE (DANIEL SOLARES JR., AGENT)** requests a special exception to Section 14-16-2-11(F)(1): a VARIANCE request of .26 to the allowed .5 floor area ratio to allow a proposed townhouse on proposed lot A 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)
1010389

- 19. **15ZHE-80047** **Project#** **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 A 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)
1010389

*******LUNCH BREAK*******

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM 20

IF YOU ARE AGENDA ITEMS 20-29

PLEASE COME TO THE HEARING AT 1:30 P.M.

- 20. **15ZHE-80048** **Project#** **STEVE GENDRON (SITES SOUTHWEST, AGENT)** requests a special exception to PG. 75 MARTINEZTOWN/ SANTA BARBARA SDP and Section 14-13-3-10(E)(3)(a): a VARIANCE request of 10' to the 10' required front landscape buffer for a proposed addition for all or a portion of Lot 47-A, Block 3C, FRANCISCAN ACRES zoned SU-2 C-3, located on **404 TOWNER AV NE** (H-15)
1010390

- 21. **15ZHE-80049** **Project#** **J. JEROME MAXWELL JR. (ED WRAY, AGENT)** requests a special exception to Section 13-11-6(A)2: a VARIANCE of 450 feet separation to the required 500 feet separation for a methadone Clinic from a R-1 zone for all or a portion of Lot 15, Block 7, WAGGOMAN-DENISON ADDN zoned SU-2 EG - C-2, located on **126 GENERAL CHENNAULT ST. NE** (K-20)
1010391

- 22. **15ZHE-80052** **Project#** **J. JEROME MAXWELL JR. (ED WRAY, AGENT)** requests a special exception to Section 13-11-6(A)2: a VARIANCE of 450 feet separation to the required 500 feet separation for a methadone clinic from a R-1 zone for all or a portion of Lot 16, Block 7, WAGGOMAN-DENISON ADDN zoned SU-2 EG - C-2, located on **126 GENERAL CHENNAULT ST NE** (K-20)
1010394

- 23. **15ZHE-80050** **Project#** **CRAIG WALLACE (AFFORDABLE SOLAR, AGENT)** requests a special exception to PG. 69, RTD ZONE, UNIVERSITY NEIGHBORHOOD SDP and Section 14-16-2-6(B)(3): a CONDITIONAL USE request to allow a proposed carport in the front yard setback area for all or a portion of Lot 2, Block 1, TERRACE PARK ADDN zoned SU-2 RTD, located on **2012 LEAD AVE SE** (K-15)
1010392

24. **15ZHE-80051** **Project#** **PAULA R. STULCE (J. MATT MYERS, AGENT)** requests a special exception to PG. 4.2, HIGH DESERT SDP and 14-16-2-9(E)(4)(a): a **1010393** **VARIANCE** request of 10' to the 15' rear setback to allow a proposed addition for all or a portion of Lot 71, **SUNSET RIDGE AT HIGH DESERT** zoned SU-2 HD/R-T, located on **6519 ALPINE TRAIL ST NE (E-23)**
25. **15ZHE-80053** **Project#** **GARY GABALDON** requests a special exception to PG. 26 LA CUEVA SDP and Section 14-16-2-14(B) and 14-16-2-9(E)(1): a **1010395** **VARIANCE** request of 3'5" to the required 20' driveway to allow for a proposed new home for all or a portion of Lot 5, **VINEYARD COURT ESTATES** zoned R-D, located on **8219 GRAPE VIEW CT NE (C-20)**
26. **15ZHE-80054** **Project#** **JONATHAN TING (DANIEL BOARDMAN, AGENT)** requests a special exception to Section 14-16-2-15(B)(5): a **1010396** **CONDITIONAL USE** to allow instruction in music or dance in an existing building. for all or a portion of Lot 5, Block 8, **GILCHRISTS-NORA E** zoned O-1, located on **222 TRUMAN STREET NE (K-17)**
27. **15ZHE-80055** **Project#** **ROCHELLE ROBYN ATENCIO** requests a special exception to Section 14-16-2-6(B)(7): a **1010397** **CONDITIONAL USE** to allow therapy as a home occupation for all or a portion of Lot 20, Block 17, **DESERT TERRACE ADDN. UNIT 3** zoned R-1, located on **5020 SAN PEDRO CT NE (F-18)**
28. **15ZHE-80057** **Project#** **RYAN WOODARD** requests a special exception to Section 14-16-3-19-(A) (2): a **1010399** **VARIANCE** of 3 feet to the required 3 foot height to allow for a proposed 6 foot wall/fence in the front yard setback for all or a portion of Lot 10, Block 20, **Academy Acres** zoned R-1, located on **6213 LESLIE PL NE (E-18)**
29. **15ZHE-80058** **Project#** **TWILA LUCERO (LARRY CHAVEZ JR., AGENT)** requests a special exception to Section 14-16-2-6-(B)(11): **1010400** **CONDITIONAL USE** to allow for a second kitchen within a house in a R-1 zone. for all or a portion of Lot 9, Block 15, **SOMBRA DEL MONTE** zoned R-1, located on **2732 RHODE ISLAND ST NE (H-19)**