



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, June 21, 2016

IF YOU ARE AGENDA ITEMS #1 THRU #18
PLEASE COME TO THE HEARING AT 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 L. Graeser, Esq., Zoning Hearing Examiner
Lorena Patten-Quintana, ZHE Planner
Angel Vallejos, ZHE Administrative Assistant

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

PLEASE ADDRESS ALL CORRESPONDENCE TO:

Christopher L. Graeser, 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) 924-3894.*

INTERPRETER REQUIRED:

- | | | | |
|----|-------------------------|-------------------------|--|
| 1. | *IR* 16ZHE-80130 | Project# 1010843 | HORACIO CASTILLO requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 4 ft to the allowed 3 ft wall height in the front yard setback area for all or a portion of Lot 5, Block 11, Broadway Addn Lower zoned SU-2 MR, located on 2606 TOPEKA ST SE (M-14) |
|----|-------------------------|-------------------------|--|

OLD BUSINESS:

- | | | | |
|----|-------------------------|-------------------------|--|
| 2. | *IR* 16ZHE-80058 | Project# 1010759 | JAIME VENEGAS GONZALEZ requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE request of 3 ft to the 3 ft maximum wall height to allow an existing 6 ft wall in the front yard setback for all or a portion of Lot 25, Block H, Desert Springs Unit 5 zoned R-LT, located on 7408 AUTUMN BREEZE RD SW (M-10) |
| 3. | *IR* 16ZHE-80059 | Project# 1010760 | GUADALUPE CHAVEZ requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE request of 3 ft to the 3 ft maximum wall height to allow an existing 6 ft wall in the front setback area for all or a portion of Lot 24, Block J, Desert Springs Unit 5 zoned R-LT, located on 7609 DESERT MORNING RD SW (M-10) |

4. **16ZHE-80054** **Project# 1010754** **DANIEL DOMME** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 3 ft to the maximum 3 ft height allowed for an existing fence in the front yard setback for all or a portion of Lot 7, Block 23, Stardust Skies Unit 9 zoned R-1, located on **3113 TEXAS ST NE** (G-19)
5. **16ZHE-80053** **Project# 1010752** **RANDY PRICE** requests a special exception to PG 108, NOB HILL SDP and 14-16-3-19(A)(2)(a) : a VARIANCE of 1 ft to the maximum 3 ft height allowed in the front yard setback for an existing fence for all or a portion of Lot 18, Block 30, University Heights Addn zoned R-1, located on **313 DARTMOUTH DR SE** (K-16)
6. **16ZHE-80115** **Project# 1010821** **SHAWN BOYLE (RBA ARCHITECTURE PC, RICK BENNETT, AGENT)** requests a special exception to Section 14-16-2-23(A) Pg 47 SOUTH BROADWAY SDP and 14-16-2-20(B)(1)(f) : a CONDITIONAL USE to allow feed or fuel storage or sales in a SU-2 HM zone for all or a portion of Lot 2B, Broadway Industrial Center Unit 2 zoned SU-2 HM, located on **2811 KARSTEN CT SE** (M-14)

NEW BUSINESS:

7. **16ZHE-80117** **Project# 1010823** **MATT BLACK** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 3.5 ft to the allowed 3 ft wall height in the front yard setback area for all or a portion of Lot 37-P1, Dos Caminos zoned R-D, located on **5916 MIAMI RD NW** (H-11)
8. **16ZHE-80118** **Project# 1010824** **TUNG NGUYEN (DEVIN NGUYEN, AGENT)** requests a special exception to Section 14-16-2-6(E)(5)(a) : a VARIANCE of 18 in to the allowed 15 ft rear yard setback area for all or a portion of Lot 12-P1, Block 9, Sundoro South Subdivision zoned SU-2 R-LT, located on **904 TUMULUS DR NW** (J-9)
9. **16ZHE-80119** **Project# 1010827** **PAUL RODRIGUEZ** requests a special exception to Section 14-16-2-9(B) and 14-16-2-6(B)(12) : a CONDITIONAL USE to allow a shade structure in the rear yard setback area for all or a portion of Lot 15 P-1, Embudito Canyon zoned R-T, located on **11016 VISTAZO PL SE** (L-21)
10. **16ZHE-80120** **Project# 1010828** **HOBART W WHITWORTH (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a carport in the front yard setback area for all or a portion of Lot 12, Block 11, Foothill Estates zoned R-1, located on **13116 PARKVIEW AVE NE** (K-21)
11. **16ZHE-80123** **Project# 1010834** **LLOYD C YOUNG (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a carport in the front yard setback area for all or a portion of Lot 67, Todd zoned R-1, located on **1417 WILLYS KNIGHT DR NE** (J-23)
12. **16ZHE-80121** **Project# 1010829** **KEVIN & JACQUELINE REYNOLDS** requests a special exception to Section 14-16-2-6(B)(14) : a CONDITIONAL USE to allow a wall up to 5 ft high in the required front setback area for all or a portion of Lot 1, Block 24, Inez Addn zoned R-1, located on **1927 VIRGINIA ST NE** (H-19)
13. **16ZHE-80122** **Project# 1010830** **FRANCISCO MIRABAL** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 2 ft 8 in to the allowed 6 ft in height for an existing wall in the side yard setback area for all or a portion of Lot 29, Block 4, Manzano Manor Unit 1 zoned R-1, located on **601 FIGUEROA ST NE** (K-22)
14. **16ZHE-80124** **Project# 1010835** **MARK STEINIG** requests a special exception to Section 14-16-2-6(E)(5)(a) : a VARIANCE of 9 ft 10 in to the required 15 ft rear yard setback area for all or a portion of Lot 18, Block 65, Bel-Air zoned R-1, located on **4811 MESCALERO RD NE** (G-17)
15. **16ZHE-80125** **Project# 1010835** **MARK STEINIG** requests a special exception to Section 14-16-2-6(E)(4)(a) : a VARIANCE of 1 ft 10 in to the required 5 ft side yard setback area for all or a portion of Lot 18, Block 65, Bel-Air zoned R-1, located on **4811 MESCALERO RD NE** (G-17)

16. **16ZHE-80126** **Project#** **BUCKLEY JOHNSON** requests a special exception to Section 14-16-2-6(E)(1) : a VARIANCE of 10 ft to the required 20 ft front yard setback for all or a portion of Lot 5, Block 3, North Aliso Addn zoned R-1, located on **2721 ALISO DR NE (H-17)**
1010836
17. **16ZHE-80127** **Project#** **GILBERT SAVEDRA** requests a special exception to Section 14-16-2-6(B)(14) : a CONDITIONAL USE to allow a 5 ft tall fence in the front yard setback area for all or a portion of Lot 21, Block N, Lavaland Addn zoned R-1, located on **428 59TH ST NW (J-11)**
1010837
18. **16ZHE-80128** **Project#** **NICHOLAS BUTTON** requests a special exception to Section 14-16-3-19(A)(2)(b) : a VARIANCE of 2 ft 6 in to the required 3 ft wall height on the corner front yard setback for all or a portion of Lot Q, Block 30, Ridgcrest Addn zoned R-1, located on **1504 MONROE PL SE (L-17)**
1010841

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #19

IF YOU ARE AGENDA ITEMS #19 THRU #31

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

19. **16ZHE-80129** **Project#** **RICHARD C WADE** requests a special exception to Section 14-16-2-23(A) and Pg 31 Huning Highland SDP, 14-16-2-6(B)(1) : a CONDITIONAL USE to allow a proposed accessory living quarters in a SU-2 MR zone for all or a portion of Lot 16, Block 24, Hunings Highland Addn zoned SU-2 MR, located on **218 WALTER ST NE (K-14)**
1010842
20. **16ZHE-80131** **Project#** **FELIX RODRIGUEZ** requests a special exception to Section 14-16-2-9(B) and 14-16-2-6(B)(14) : a CONDITIONAL USE to allow a 5 ft wall in the required front yard setback for all or a portion of Lot 4-P1, Block 1, Rinconada Point Unit 1 zoned R-LT, located on **3200 PAINTED ROCK DR NW (G-10)**
1010844
21. **16ZHE-80132** **Project#** **ROXANNE SCOTT** requests a special exception to Section 14-16-3-19(A)(2)(b) : a CONDITIONAL USE to allow a 6 ft wall at property line on a corner lot which the rear yard is contiguous to the front yard for all or a portion of Lot 8, Block 1, Carlisle Plaza Addn zoned R-1, located on **3720 SHEPARD RD NE (G-17)**
1010845
22. **16ZHE-80133** **Project#** **ERIC MUNN** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a proposed carport in the required front setback area for all or a portion of Lot 11, Block 19, Tijeras Park Addn zoned R-1, located on **717 CAGUA DR NE (K-18)**
1010846
23. **16ZHE-80134** **Project#** **WWL NEW MEXICO LLC (MODULUS ARCHITECTS, AGENT)** requests a special exception to Section 14-16-3-1(A)(27) : a VARIANCE of forty-seven off street parking spaces to the required two hundred thirty-one for a proposed addition for all or a portion of Lot 11-A-1, Renaissance Center 2 zoned SU-1 IP USES, located on **4720 ALEXANDER BLVD NE (F-16)**
1010847
24. **16ZHE-80135** **Project#** **MARK & CAROL LANGSFELD (RBA ARCHITECTURE PC, AGENT)** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a proposed carport in the required front setback area for all or a portion of Lot 5, Block 7, Sunset Terrace Addn zoned R-1, located on **1029 VASSAR DR NE (J-16)**
1010849

25. **16ZHE-80136** **Project# 1010849** **MARK & CAROL LANGSFELD (RBA ARCHITECTURE PC, AGENT)** requests a special exception to Section 14-16-2-6(E)(4)(a) and 14-16-3-3(A)(3)(b) : a VARIANCE request of 5 ft to the 5 ft side yard setback required to allow a proposed addition for all or a portion of Lot 5, Block 7, Sunset Terrace Addn zoned R-1, located on **1029 VASSAR DR NE** (J-16)
26. **16ZHE-80137** **Project# 1010850** **SKYE DEVORE (NICOLE DUKE, AGENT)** requests a special exception to Section 14-16-2-20(B)(6) : a CONDITIONAL USE for activities in a tent in a M-1 zone for all or a portion of Lot 1, Block 1, Matthew Addn zoned M-1, located on **1800 4TH ST NW** (H-14)
27. **16ZHE-80138** **Project# 1010851** **NINA PETERSON, TRUSTEE** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow an existing carport in the required side yard setback for all or a portion of Lot 1, Block 4, Highlands North Addn zoned R-1, located on **6600 BARBER PL NE** (F-18)
28. **16ZHE-80139** **Project# 1010852** **ERNESTINA L ALVAREZ** requests a special exception to Section 14-16-2-9(E)(3)(a) : a VARIANCE of 7 ft 8 in to the required 10 ft corner side yard setback for all or a portion of Lot 1, Block 5, Sunrise Terrace Phase A1 zoned R-T, located on **10316 ANDRETTI AV SW** (L-8)
29. **16ZHE-80140** **Project# 1010853** **NATIVE GROWN LLC (MICHELLE HENRIE, AGENT)** requests a special exception to Section 14-16-2-20(B)(5) : a CONDITIONAL USE to allow retailing in a M-1 zone for all or a portion of Lot A, Mt Investment North zoned SU-2 M-1 or SU-2-C, located on **315 ALAMEDA BLVD NE** (C-16)
30. **16ZHE-80141** **Project# 1010854** **LOWE-BO HOMES** requests a special exception to Section 14-16-2-6(E)(5)(a) : a VARIANCE request of 5 ft 4 in to the required 15 ft rear yard setback to allow a new home for all or a portion of Lot 9-P1, Candelaria Village zoned R-1, located on **1309 VALLE LA NW** (G-13)
31. **16ZHE-80142** **Project# 1010855** **FRANK J VIGIL** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a proposed carport in the required front yard setback for all or a portion of Lot 32, Block 8, Homestead Hills zoned R-1, located on **5423 TERRITORIAL RD NW** (D-11)