



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

TUESDAY, March 15, 2016 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, 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-80018	Project# 1010725	PATRICIA ESPINOSA (GABRIEL CHAVEZ, AGENT) requests a special exception to Section 14-16-2-8(B)(1) and 14-16-2-6(B)(14) : a CONDITIONAL USE to allow a proposed 5 ft fence in the front yard setback area for all or a portion of Lot 11-P1, Block 3, El Rancho Grande 1 Unit 9A zoned R-LT, located on 2809 BUTCH CASSIDY DR SW (N-9) APPROVED
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OLD BUSINESS:

2. 15ZHE-80292	Project# 1010687	JOE A SANCHEZ requests a special exception to Section 14-16-2-6(E)(4)(a) : a VARIANCE request of 7 ft to the 10 ft side setback required to allow a proposed addition for all or a portion of Lot 10, Block 49A, Four Hills Village 19th Installment zoned R-1, located on 1637 SOPLO RD SE (N-23) APPROVED WITH CONDITIONS
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3. 15ZHE-80299	Project# 1010695	ROMELIA MARQUEZ CERA (RAUL DOMINGUEZ, AGENT) requests a special exception to Section 14-16-2-6-(E)(3)(b) : a VARIANCE request of 5 ft to the 10 ft side setback required for a proposed new home for all or a portion of Lot 1, Block 15, La Mesa Extension zoned R-1, located on 401 ALCAZAR ST NE (K-19) APPROVED
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4. **16ZHE-80004** **Project# 1010709** **DALILA SOLIS (RAFAEL RODRIGUEZ, AGENT)** requests a special exception to Section 14-16-3-19(A)(2)(a)(2) : a VARIANCE of 4 ft 8 in to the maximum 6 ft height allowed for a proposed wall facing the public right of way for all or a portion of Lot 1, Block 10, Wells Sandia Manor zoned R-1, located on **14300 SKYLINE RD NE (L-23) DENIED**
5. **16ZHE-80007** **Project# 1010712** **JOHN GRAY** requests a special exception to Section 14-16-2-6(B)(7) : a CONDITIONAL USE to allow counseling as a home occupation for all or a portion of Lot 22, Block 4, Tara zoned R-1, located on **10709 NELLE AV NE (G-21) APPROVED WITH CONDITIONS**

NEW BUSINESS:

6. **16ZHE-80026** **Project# 1010034** **MELLOY ENTERPRISES (JAMES MILLER, AGENT)** requests a special exception to Section 14-16-3-19(A)(3)(a) : a VARIANCE of 3 ft to the 3 ft height maximum to allow a proposed 6 ft wall for all or a portion of Lot 1 & 9 & A PORTION OF LOTS 2 & 8, Block H, Mesa Del Norte Heights Addn #2 zoned P, located on **7800 MARBLE AV NE (J-19) APPROVED**
7. **16ZHE-80019** **Project# 1010727** **BOB BISHOP (AUSTIN'S CARPORT, AGENT)** requests a 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 9, Block 15, Dale J Bellamahs Bellehaven Addn zoned R-1, located on **9108 HAINES AV NE (J-20) APPROVED**
8. **16ZHE-80020** **Project# 1010734** **ANNE L MONSON/JAMES G. ALAIMO** requests a special exception to Section 14-16-2-23(A) and The University Neighborhoods SDP pg 70(4)(b) : a VARIANCE of 2 ft to the 5 ft side yard setback to allow a proposed remodel for all or a portion of Lot 10, Block 12, University Heights zoned SU-2 RTD, located on **420 CORNELL DR SE (K-16) APPROVED**
9. **16ZHE-80021** **Project# 1010735** **MARK S TORRES OR CLAUDIA TORRES** requests a special exception to Section 14-16-2-6(E)(1) : a VARIANCE of 8 ft the required 20 ft front yard setback for a garage addition for all or a portion of Lot 9, Block 4, W J Wagner zoned R-1, located on **1834 PALOMAS DR NE (J-18) APPROVED**
10. **16ZHE-80022** **Project# 1010736** **NORTH VALLEY LTD CO (GOLDEN CHERRY LLC, AGENT)** requests a special exception to Section 14-16-2-15(B)(9) : a CONDITIONAL USE to continue retail sales of food and drink at an existing restaurant for all or a portion of Lot A, Los Alamos Addn zoned O-1 or SU-2 NFMX, located on **6100 4TH STREET NW (E-14) APPROVED WITH CONDITIONS**
11. **16ZHE-80023** **Project# 1010738** **WILLIAM STRABA (LARRY JR CHAVEZ, AGENT)** requests a special exception to Section 14-16-2-6(B)(12) : a CONDITIONAL USE to allow a proposed shade structure in the required rear yard setback area for all or a portion of Lot 7-P1, Block 6, Willow Wood Unit 2 zoned R-1, located on **827 GLACIER BAY ST SE (L-21) APPROVED**
12. **16ZHE-80024** **Project# 1010739** **NATHAN SANDS (DAVID SANTISTEVAN, AGENT)** requests a special exception to Section 14-16-2-6(E)(4)(a) : a VARIANCE of 3 ft to the required 5 ft side yard setback for an existing staircase for all or a portion of Lot 12, Block 32, Mesa Park Addition Mankin Replat of zoned R-1, located on **733 LOUISIANA BLVD SE (L-18) APPROVED**
13. **16ZHE-80025** **Project# 1010740** **TODD HAVENS (MICHAEL RICHARDS, AGENT)** requests a special exception to Section 14-16-2-11(D)(1) : a VARIANCE request of 10 ft to the required 60 ft lot width to allow an existing tri-plex in a R-2 zone for all or a portion of Lot 21, Bobb zoned R-2, located on **107 LA PLATA RD NW (F-15) DENIED**
14. **16ZHE-80027** **Project# 1010741** **MATTHEW DARRALL** requests a special exception to Section 14-16-3-3(B)(2)(e) : a VARIANCE of 9 ft 3 in to the required 10 ft separation for an existing shed to a dwelling unit for all or a portion of Lot 3, Block 16, Loma Del Norte Addn Unit 8 zoned R-1, located on **8308 PORTALES AV NE (D-19) APPROVED WITH CONDITIONS**

15. **16ZHE-80028** **Project# 1010742** **DEAN AND MAGGIE CYPHERY** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE request of 1 ft to the maximum wall height allowed in the front yard setback area for all or a portion of Lot 14, Block 4, McDuffie Place Addn zoned R-1, located on **3329 MACKLAND AV NE (J-16) APPROVED**
16. **16ZHE-80029** **Project# 1010742** **DEAN AND MAGGIE CYPHERY** requests a special exception to Section 14-16-3-19(A)(2)(b) : a CONDITIONAL USE to allow a proposed 4 ft wall in the required corner side setback area for all or a portion of Lot 14, Block 4, McDuffie Place Addn zoned R-1, located on **3329 MACKLAND AV NE (J-16) APPROVED**
17. **16ZHE-80030** **Project# 1010742** **DEAN AND MAGGIE CYPHERY** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a proposed carport in the required side setback area for all or a portion of Lot 14, Block 4, McDuffie Place Addn zoned R-1, located on **3329 MACKLAND AV NE (J-16) APPROVED**
18. **16ZHE-80031** **Project# 1010743** **MIDTOWN SELF STORAGE, LLC** requests a special exception to Section 14-16-2-18(B)(1) and 14-16-2-17(B)(12) : a CONDITIONAL USE to allow for a mobile home for watchman's quarters for all or a portion of Lot K, Chavez-Timoteo Addn zoned C-3, located on **4339 CUTLER AV NE (H-17) DEFERRED TO APRIL 19, 2016**
19. **16ZHE-80032** **Project# 1010744** **D. BRUCE WARREN** 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 area for all or a portion of Lot 18, Block H, New Kimo Addn zoned R-1, located on **2339 CARDENAS DR NE (H-18) APPROVED**
20. **16ZHE-80033** **Project# 1010745** **MICHAEL SMIT** requests a special exception to Section 14-16-3-3(B)(2)(a): a VARIANCE of 2 ft 6 in to the maximum 6 ft height allowed for an existing shed in the side yard setback for all or a portion of Lot 36, Block 32, Mesa Village Chapman - Em Jrs Subd Blk 31-32 zoned R-1, located on **1001 GLORIETA ST NE (J-20) APPROVED**

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #21

IF YOU ARE AGENDA ITEMS #21-#39

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

21. **16ZHE-80034** **Project# 1010746** **ROBERT COBERLY & HEATHER WOOD (OCEOLA ENERGY, AGENT)** requests a special exception to Section 14-16-2-5(B)(1) and 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 10B, Indian Farm Estates zoned RA-2, located on **2704 INDIAN FARM LA NW (G-13) APPROVED**
22. **16ZHE-80035** **Project# 1010747** **MICHAEL HONTAS** requests a special exception to Section 14-16-3-19(A)(2) : a VARIANCE of 3 ft to the maximum allowed 3 ft height for a wall in the front yard setback area for all or a portion of Lot 2A, Block C, Davidson Addn No. 1 zoned R-2, located on **710 CANDELARIA RD NW (G-14) APPROVED**

23. **16ZHE-80036** **Project# 1010748** **MIKE MCCLAIN (RBA ARCHITECTURE PC, AGENT)** requests a special exception to Section 14-16-2-23(A) / pg 46 South Broadway SDP and 14-16-2-17(B)(13)(e) : a **CONDITIONAL USE** to allow outdoor vehicle storage as a principal business on a proposed new lot for all or a portion of Lot 8-15, Block 1, Gregorio and Rafael Apodaca Addn zoned SU-2 SU-1 Heavy Commercial, located on **100 TRUMBULL AV SE (L-14) APPROVED**
24. **16ZHE-80037** **Project# 1010748** **MIKE MCCLAIN (RBA ARCHITECTURE PC, AGENT)** requests a special exception to Section 14-16-2-23(A) / pg 46 South Broadway SDP and 14-16-2-19(A)(15) : a **CONDITIONAL USE** to allow a dwelling for a watchman/caretaker on a proposed new lot for all or a portion of Lot 8-15, Block 1, Gregorio and Rafael Apodaca Addn zoned SU-2 SU-1 Heavy Commercial, located on **100 TRUMBULL AV SE (L-14) APPROVED**
25. **16ZHE-80038** **Project# 1010748** **MIKE MCCLAIN (RBA ARCHITECTURE PC, AGENT)** requests a special exception to Section 14-16-2-23(A) / pg 46 South Broadway SDP and 14-16-2-17(B)(22) : a **CONDITIONAL USE** to allow the transfer or storage of household goods on a proposed new lot for all or a portion of Lot 8-15, Block 1, Gregorio and Rafael Apodaca Addn zoned SU-2 SU-1 Heavy Commercial, located on **100 TRUMBULL AV SE (L-14) APPROVED**
26. **16ZHE-80039** **Project# 1010749** **ELIOT SALGADO (MONKS LAB, LLC)** requests a special exception to Section 14-16-2-21(F) and 14-16-3-1(A)(26) : a **VARIANCE** request of 47 off street parking spaces to the 50 required to allow a proposed brewery for all or a portion of Lot 22-23, Block 12, Paris Addn zoned M-2, located on **1501 1ST ST NW (J-14) APPROVED WITH CONDITIONS**
27. **16ZHE-80040** **Project# 1010749** **ELIOT SALGADO (MONKS LAB, LLC)** requests a special exception to Section 14-16-2-21(B)(1) and 14-16-2-20(B)(5) : a **CONDITIONAL USE** to allow the sale of alcoholic drink for off premise consumption for all or a portion of Lot 22-23, Block 12, Paris Addn zoned M-2, located on **1501 1ST ST NW (J-14) APPROVED**
28. **16ZHE-80041** **Project# 1010750** **GREATER ALBUQUERQUE HOUSING PARTNERSHIP (THE DESIGN GROUP, AGENT)** requests a special exception to Section 14-16-3-1(H)(1) : a **VARIANCE** of 2 ft to the required 6 ft width for a pedestrian sidewalk for all or a portion of Lot 18A, Block 4, Emil Mann Addn zoned R-2, located on **421 ESPANOLA ST SE (L-19) APPROVED**
29. **16ZHE-80042** **Project# 1010750** **GREATER ALBUQUERQUE HOUSING PARTNERSHIP (THE DESIGN GROUP, AGENT)** requests a special exception to Section 14-16-3-1(H)(1) : a **VARIANCE** of 2 ft to the required 6 ft width for a pedestrian sidewalk for all or a portion of Lot 13A, Block 4, Emil Mann Addn zoned R-2, located on **443 ESPANOLA ST SE (L-19) APPROVED**
30. **16ZHE-80043** **Project# 1010750** **GREATER ALBUQUERQUE HOUSING PARTNERSHIP (THE DESIGN GROUP, AGENT)** requests a special exception to Section 14-16-3-1(H)(1) : a **VARIANCE** of 2 ft to the required 6 ft width for a pedestrian sidewalk for all or a portion of Lot 21A1, Block 13, Emil Mann Addn zoned R-2, located on **511 ESPANOLA ST SE (L-19) APPROVED**
31. **16ZHE-80045** **Project# 1010750** **GREATER ALBUQUERQUE HOUSING PARTNERSHIP (THE DESIGN GROUP, AGENT)** requests a special exception to Section 14-16-3-1(H)(1) : a **VARIANCE** of 2 ft to the required 6 ft width for a pedestrian sidewalk for all or a portion of Lot 16A, Block 13, Emil Mann Addn zoned R-2, located on **523 ESPANOLA ST SE (L-19) APPROVED**
32. **16ZHE-80047** **Project# 1010750** **GREATER ALBUQUERQUE HOUSING PARTNERSHIP (THE DESIGN GROUP, AGENT)** requests a special exception to Section 14-16-3-1(H)(1) : a **VARIANCE** of 2 ft to the required 6 ft width for a pedestrian sidewalk for all or a portion of Lot 4A, Block 5, Emil Mann Addn zoned R-2, located on **416 ESPANOLA ST SE (L-19) APPROVED**

33. **16ZHE-80048** **Project#** **GREATER ALBUQUERQUE HOUSING PARTNERSHIP (THE DESIGN**
1010750 **GROUP, AGENT)** requests a special exception to Section 14-16-3-1(H)(1) :
a VARIANCE of 2 ft to the required 6 ft width for a pedestrian sidewalk for all
or a portion of Lot 17A, Block 5, Emil Mann Addn zoned R-2, located on
433 SAN PABLO ST SE (L-19) APPROVED
34. **16ZHE-80049** **Project#** **GREATER ALBUQUERQUE HOUSING PARTNERSHIP (THE DESIGN**
1010750 **GROUP, AGENT)** requests a special exception to Section 14-16-3-1(H)(1) :
a VARIANCE of 2 ft to the required 6 ft width for a pedestrian sidewalk for all
or a portion of Lot 5A, Block 6, Emil Mann Addn zoned R-2, located on **418**
SAN PABLO ST SE (L-19) APPROVED
35. **16ZHE-80050** **Project#** **GREATER ALBUQUERQUE HOUSING PARTNERSHIP (THE DESIGN**
1010750 **GROUP, AGENT)** requests a special exception to Section 14-16-3-1(H)(1) :
a VARIANCE of 2 ft to the required 6 ft width for a pedestrian sidewalk for all
or a portion of Lot 1A, Block 15, Emil Mann Addn zoned R-2, located on
512 SAN PABLO ST SE (L-19) APPROVED
36. **16ZHE-80051** **Project#** **GREATER ALBUQUERQUE HOUSING PARTNERSHIP (THE DESIGN**
1010750 **GROUP, AGENT)** requests a special exception to Section 14-16-3-1(H)(1) :
a VARIANCE of 2 ft to the required 6 ft width for a pedestrian sidewalk for all
or a portion of Lot 12A, Block 15, Emil Mann Addn zoned R-2, located on
544 SAN PABLO ST SE (L-19) APPROVED
37. **16ZHE-80052** **Project#** **GREATER ALBUQUERQUE HOUSING PARTNERSHIP (THE DESIGN**
1010750 **GROUP, AGENT)** requests a special exception to Section 14-16-3-1(H)(1) :
a VARIANCE of 2 ft to the required 6 ft width for a pedestrian sidewalk for all
or a portion of Lot 12, Block 16, Emil Mann Addn zoned R-2, located on
448 GROVE ST SE (L-19) APPROVED
38. **16ZHE-80044** **Project#** **ALBUQUERQUE WINNELSON CO (GARCIA/KRAEMER & ASSOCIATES,**
1010751 **AGENT)** requests a special exception to Section 14-16-3-10(E)(3)(b) : a
VARIANCE request of 6 ft to the minimum 6 ft side landscape buffer for a
proposed addition for all or a portion of Lot 2, Cutter Industrial Park Unit 6
zoned M-1, located on **3545 PRINCETON DR NE (G-16) DENIED**
39. **16ZHE-80046** **Project#** **ALBUQUERQUE WINNELSON CO (GARCIA/KRAEMER & ASSOCIATES,**
1010751 **AGENT)** requests a special exception to Section 14-16-3-10(E)(1) : a
VARIANCE request of 8 percent to the 15 percent required landscape area
to allow a proposed addition for all or a portion of Lot 2, Cutter Industrial
Park Unit 6 zoned M-1, located on **3545 PRINCETON DR NE (G-16)**
DENIED