



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

TUESDAY, May 17, 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, 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-80095 **Project# 1010794** **NELSON DOMINGUEZ (IGNACIO MADRID, AGENT)** requests a special exception to Section 14-16-2-14(E)(1) and 14-16-2-6(B)(12) : A CONDITIONAL USE to allow a proposed shade structure in the rear yard setback for all or a portion of Lot 116-P1, Southwynd zoned R-D 9DUA, located on **7615 PRONGHORN RD SW (L-10) APPROVED**

- 2. *IR* 16ZHE-80107 **Project# 1010814** **MARTIN GARCIA** 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 area for all or a portion of Lot 16, Block R, Lavaland Addn zoned R-1, located on **471 61ST ST NW (J-11) APPROVED**

OLD BUSINESS:

- 3. *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) DEFERRED TO JUNE 21, 2016**

- 4. *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) DEFERRED TO JUNE 21, 2016**

5. ***IR* 16ZHE-80061** **Project# 1010764** **LUIS URQUIDI** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE request of 4 ft 5 in to the 3 ft max wall height allowed in the front setback area for all or a portion of Lot 1, Block C, Desert Springs Unit 1 zoned R-LT, located on **7914 RAINWATER RD SW (M-10) APPROVED WITH CONDITIONS**
6. **16ZHE-80084** **Project# 1010782** **ERIC STRAWN** requests a special exception to Section 14-16-2-23(A) South Broadway SDP pg 46 and 14-16-2-9(D)(3) : a VARIANCE of 600 sq ft to the 3600 sq ft lot size requirement to build a house for all or a portion of Lot 419A1, MRGCD MAP 41 zoned SU-2 NCR, located on **302 KATHRYN AV SE (L-14) DENIED**
7. **16ZHE-80085** **Project# 1010782** **ERIC STRAWN** requests a special exception to Section 14-16-2-23(A) South Broadway SDP pg. 46 and 14-16-2-9(E)(1) : a VARIANCE of 5 ft to the required 15 ft front yard setback for all or a portion of Lot 419A1, MRGCD MAP 41 zoned SU-2 NCR, located on **302 KATHRYN AV SE (L-14) DENIED**
8. **16ZHE-80086** **Project# 1010782** **ERIC STRAWN** requests a special exception to Section 14-16-2-23(A) South Broadway SDP pg 46 and 14-16-2-9(E)(4)(a) : a VARIANCE of 10 ft to the required 15 ft rear yard setback for all or a portion of Lot 419A1, MRGCD MAP 41 zoned SU-2 NCR, located on **302 KATHRYN AV SE (L-14) DEINED**
9. **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) DEFERRED TO JUNE 21, 2016**
10. **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) DEFERRED TO JUNE 21, 2016**
11. **16ZHE-80079** **Project# 1010778** **MARK & MARION BITZER, PAUL ZWIMPFOR, LINDA CASTALDO (F MIGUEL MELENDEZ, AGENT)** requests a special exception to Section 14-16-2-20(B)(5) : a CONDITIONAL USE for retail sales of alcoholic drink for off premise consumption for all or a portion of Lot C-2, Menaul School Inc zoned M-1, located on **2809 BROADBENT PKWY NE (H-15) APPROVED**

NEW BUSINESS:

12. **16ZHE-80094** **Project# 1010790** **FRED HERRERA** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow an existing carport in the front yard setback for all or a portion of Lot 22, Block 4, Montgomery Hts Addn zoned R-1, located on **3900 WELLESLEY DR NE (G-16) APPROVED**
13. **16ZHE-80096** **Project# 1010795** **EMIL ARDELEAN (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a proposed carport in the front yard setback for all or a portion of Lot 20, Block 7, Panorama Estates zoned R-1, located on **12529 APACHE PL NE (H-22) APPROVED**
14. **16ZHE-80098** **Project# 1010801** **BRYAN GILLILAND (AUSTIN'S CARPORTS, 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 2, Block 23, Holiday Park Unit 7 zoned R-1, located on **12104 TIVOLI AV NE (G-22) APPROVED**
15. **16ZHE-80106** **Project# 1010813** **ELI TRUJILLO (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 for all or a portion of Lot 16, Block 70, Bel-Air zoned R-1, located on **2817 LA VETA DR NE (H18) APPROVED**

16. **16ZHE-80097** **Project#** **MIKE FREEMAN** requests a special exception to Section 14-16-3-3(B)(2)(e) : a VARIANCE of 1ft 11in to the 10 ft building separation required to allow an existing addition for all or a portion of Lot 21, Block 3, Sandia Plaza zoned R-1, located on **5205 GRANDE DR NW (F-14) APPROVED**
1010800
17. **16ZHE-80099** **Project#** **VICTOR LEROY BENAVIDEZ** requests a special exception to Section 14-16-2-6(B)(12) and 14-16-2-8(B)(1) : A CONDITIONAL USE to allow an attached shade structure in the required rear yard setback for all or a portion of Lot 3-P1, Block 1, Sundoro Unit 9 zoned SU-2 R-LT, located on **832 EKARMA DR NW (J-9) APPROVED**
1010804
18. **16ZHE-80100** **Project#** **JOHN ORTEGA** requests a special exception to Section 14-16-2-6(E)(3)(a) : a VARIANCE of 10 ft to the required 20 ft corner side setback to allow a proposed new home for all or a portion of Lot 11, Block 9, Knolls of Paradise Hills Unit 2 zoned R-1, located on **9841 BENTON ST NW (B-13) APPROVED**
1010805
19. **16ZHE-80101** **Project#** **MEGAN EVANS MCGUINNESS** requests a special exception to Section 14-16-2-6(B)(14) : a VARIANCE of 1 ft to the allowed 3 ft wall height requirement in the front yard setback for all or a portion of Lot 13 & 14, Block 14, Granada Heights Addn zoned R-1, located on **421 MORNINGSIDE DR SE (K-17) APPROVED**
1010807
20. **16ZHE-80102** **Project#** **JOAN ROMERO** requests a special exception to Section 14-16-2-14(E)(1) and 14-16-2-6(B)(14) : a CONDITIONAL USE to allow an existing 5 ft wall in the front setback area for all or a portion of Lot 25, Block 77, Westgate Heights Addn Unit 4 zoned R-D, located on **1501 CAMINO SAN MARTIN CT SW (M-9) APPROVED**
1010808
21. **16ZHE-80103** **Project#** **EDMUND SAMUEL (MARTIN GUTIERREZ, AGENT)** requests a special exception to Section 14-16-2-6(B)(1) : a CONDITIONAL USE to allow an accessory living quarters for all or a portion of Lot 24, Block 7, Sunset Terrace Addn **1046 PRINCETON DR NE (J-16) APPROVED WITH CONDITIONS**
1010810
22. **16ZHE-80104** **Project#** **EDMUND SAMUEL (MARTIN GUTIERREZ, AGENT)** requests a special exception to Section 14-16-3-3(B)(2)(e) : a VARIANCE of 5 ft 6 in to the 10ft separation to allow a proposed accessory living quarters for all or a portion of Lot 24, Block 7, Sunset Terrace Addn **1046 PRINCETON DR NE (J-16) APPROVED WITH CONDITIONS**
1010810

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #23

IF YOU ARE AGENDA ITEMS #23 thru #31

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

23. **16ZHE-80105** **Project#** **STEPHEN BECKER (ERIC HENRY, AGENT)** requests a special exception to Section 14-16-2-14(E)(1) and 14-16-2-6(B)(12) : a CONDITIONAL USE to allow a pergola shade structure in the rear yard setback area for all or a portion of Lot 8, Block 20, Juan Tabo Hills Unit 2 zoned R-D, located on **11908 RED MILE RD SE (N-22) APPROVED**
1010811

24. **16ZHE-80108** **Project# 1010815** **ROY SOLOMON (DANA KOLLER, AGENT)** requests a special exception to Section 14-16-2-23(A) and Pg 90 NOB HILL SDP : a **CONDITIONAL USE** to allow the retail of alcoholic drink for off premise consumption for all or a portion of Lot 3, Block 12, Monte Vista Addn zoned CCR-1, located on **2929 MONTE VISTA BLVD NE (K16) APPROVED**
25. **16ZHE-80109** **Project# 1010816** **JONATHAN BARAN/CAITLAN PADILLA** requests a special exception to Section 14-16-3-19(A)(2)(a) : a **VARIANCE** of 3 ft to the allowed 3 ft height for an existing wall in the front setback area for all or a portion of Lot 9, Block 38, Bel Air zoned R-1, located on **2707 MONTCLAIRE DR NE (H-17) APPROVED**
26. **16ZHE-80110** **Project# 1010817** **MICHAEL FARRINGTON (ANTHONY FARRINGTON DBA AJ ENTERPRISES, AGENT)** requests a special exception to Section 14-16-2-6(E)(1) : a **VARIANCE** of 7 ft to the required 20 ft front yard setback for all or a portion of Lot 3, Block 3, Vista Larga Sub zoned R-1, located on **1527 VASSAR DR NE (J-16) APPROVED**
27. **16ZHE-80111** **Project# 1010818** **LINDA ROSE (JOHN STEVENSON, AGENT)** 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 area for all or a portion of Lot 7, Block 13, Monterey Hills Addn zoned R-1, located on **709 CARLISLE BLVD SE (L-16) APPROVED**
28. **16ZHE-80112** **Project# 1010818** **LINDA ROSE (JOHN STEVENSON, AGENT)** requests a special exception to Section 14-16-2-6(E)(1) : a **VARIANCE** of 17 ft to the required 20 ft front yard setback area for all or a portion of Lot 7, Block 13, Monterey Hills Addn zoned R-1, located on **709 CARLISLE BLVD SE (L16) APPROVED WITH CONDITIONS**
29. **16ZHE-80113** **Project# 1010819** **JESSE RAY JEPSON (JAMES COOKE, AGENT)** requests a special exception to Section 14-16-2-12(B)(1) and 14-16-2-6(B)(14) : a **CONDITIONAL USE** to allow a 6 ft wall at 10 ft back from property line in the front yard setback for all or a portion of Lot 6, Block 6, Knob Heights Addn Replat of TR 6 zoned R-3, located on **3543 EASTERN AV SE (L-16) APPROVED**
30. **16ZHE-80114** **Project# 1010820** **5454 PASADENA NE LLC (JEREMY MECHENBIER, AGENT)** requests a special exception to Section 14-16-3-19(A)(3) : a **VARIANCE** of 5 ft to the required 3 ft fence height in the required front yard setback for all or a portion of Lot 5-A, Block 3, North Albuquerque Acres zoned SU-2 IP or SU-2-C, located on **5454 PASADENA AV NE (B-18) APPROVED**
31. **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) DEFERRED TO JUNE 21, 2016**