



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

TUESDAY, August 15, 2017 9:00 A.M.

**IF YOU ARE AGENDA ITEMS #1 THRU #24
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 Graeser, Esq., Zoning Hearing Examiner
Lorena Patten-Quintana, ZHE Planner
Angel Vallejos, 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:

- | | | | |
|----|-------------------------|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | *IR* 17ZHE-80111 | Project# 1011248 | TERESA SERRANO requests a special exception to Section 14-16-2-9(B) and 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a carport in the required front yard setback for all or a portion of Lot 12, Block 4, Sunrise Terrace Unit 1 Phase 1 zoned R-T, located on 10309 ANDRETTI AV SW (L-8) APPROVED WITH CONDITIONS |
| 2. | *IR* 17ZHE-80117 | Project# 1011259 | TUAN HUYNH (PABLO ESPINO MEDINA, AGENT) requests a special exception to Section 14-16-2-17(B)(13) : a CONDITIONAL use to allow for existing outdoor storage of used tires in C-2 zone for all or a portion of Lot A, Block 3, MESA VERDE ADDN zoned C-2, located on 8117 CENTRAL AV NE (K-19) APPROVED WITH CONDITIONS |
| 3. | 17ZHE-80114 | Project# 1011254 | ANTONIO GUTIERREZ requests a special exception to Section 14-16-3-3(B)(2)(e) : a VARIANCE of 7 1/2 ft to the required 10 ft separation to allow an existing accessory building for all or a portion of Lot 9, Block 71, Westgate Heights Addn No 2 zoned R-1, located on 1100 SAPPHIRE ST SW (M-9) APPROVED |

OLD BUSINESS:

4. 17ZHE-80118 **Project# 1011260** **GRAEME SUPPLE** 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 5, Block 54, University Heights Addn zoned R-1, located on **310 AMHERST DR SE (K-16) APPROVED**

NEW BUSINESS:

5. 17ZHE-80133 **Project# 1011280** **LARRY VELTMAN (MARSH CONSTRUCTION, AGENT)** requests a special exception to Section 14-16-2-6(B)(14)(a)(1) : a **CONDITIONAL USE** to allow a 5 ft wall in the front yard setback for all or a portion of Lot K, Block 4, Mesa Court Addn zoned R-1, located on **3701 ANDERSON AV SE (L-17) APPROVED WITH CONDITIONS**
6. 17ZHE-80138 **Project# 1011288** **ANTHONY TRUJILLO (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-8(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 100 - P1, El Rancho Grande Unit 14 zoned R-LT, located on **10323 SANDY TRAIL RD SW (N-8) APPROVED WITH CONDITIONS**
7. 17ZHE-80139 **Project# 1011289** **ALICIA OWEN (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-6(B)(3) : a **CONDITIONAL USE** for a carport in front yard setback for all or a portion of Lot 7, Block 116, Snow Heights Addn zoned R-1, located on **1836 BETTS ST NE (H-21) APPROVED WITH CONDITIONS**
8. 17ZHE-80134 **Project# 1011281** **ANITA RICKA** requests a special exception to Section 14-16-2-6(B)(7) : a **CONDITIONAL USE** to allow health care as a home occupation for all or a portion of Lot 12, Block 14, Ridge Park Addn zoned R-1, located on **4716 HAINES AV NE (J-17) APPROVED WITH CONDITIONS**
9. 17ZHE-80135 **Project# 1011283** **RICK KELLOGG** requests a special exception to Section 14-16-2-6(B)(14)(a) : a **CONDITIONAL USE** to allow a 5 ft fence in the required front yard setback for all or a portion of Lot 7, Block 2, Glenwood Hills South Unit 3 zoned R-1, located on **13204 COMANCHE RD NE (G-23) APPROVED**
10. 17ZHE-80136 **Project# 1011285** **DON P SCHEIDEL** 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 area for all or a portion of Lot 17, Block 25, Mesa Park Addn Mankins Replat Of Blk 25 zoned R-1, located on **713 ARIZONA ST SE (L-18) APPROVED WITH CONDITIONS**
11. 17ZHE-80137 **Project# 1011286** **CINDY MOHLER, NM MUTUAL (RMKM ARCHITECHTURE, PC, AGENT)** requests a special exception to Section 14-16-2-23(A) and Pg 38 Sec 4.2 Signage (e)(5) North I 25 SDP : a **VARIANCE** of 18 in to the required 18 in letter height to allow for a 36 in letter height for all or a portion of Lot A, New Mexico Mutual Casualty zoned SU-2 IP or SU-2 C, located on **5201 BALLOON FIESTA PKWY NE (B-18) APPROVED**
12. 17ZHE-80141 **Project# 1011291** **ELEN FEINBERG** requests a special exception to Section 14-16-2-6(E)(5)(a) : a **VARIANCE** of 10 ft 1in to the required 15 ft rear yard setback for all or a portion of Lot B, Block 11 A, Country Club Addn zoned R-1, located on **613 RIDGE PL NE (J-15) APPROVED**
13. 17ZHE-80142 **Project# 1011293** **CHARLES & KATHERINE MORGAN** requests a special exception to Section 14-16-2-6(E)(4)(a) : a **VARIANCE** of 5 ft to the required 5 ft side yard setback for an existing shade structure for all or a portion of Lot 4, Block 13, Volcano Cliffs Unit 5 zoned R-1, located on **8005 EMERALD DR NW (E-10) DENIED**
14. 17ZHE-80143 **Project# 1011294** **GREATER ALBUQUERQUE HABITAT FOR HUMANITY** requests a special exception to Section 14-16-3-19(A)(2)(b) : a **VARIANCE** of 3 ft to the allowed maximum wall height of 3 ft in the front yard setback for all or a portion of Lot 37, Daniel G Herrera zoned R-1, located on **900 TOWNSEND AV SW (K-11) APPROVED**

15. **17ZHE-80144** **Project# 1011295** **NATIVIDAD POSADA** requests a special exception to Section 14-16-3-19(2)(a) : a VARIANCE of 3 ft to the allowed 3 ft wall height in the front yard setback for all or a portion of Lot 8, Block G, El Rancho Grande Unit 8B zoned R-LT, located on **9901 EL PATRON RD SW (M-9) APPROVED**
16. **17ZHE-80145** **Project# 1011296** **JOE D CORDOVA** requests a special exception to Section 14-16-2-6(B)(14)(a) : a CONDITIONAL USE to allow a 5 ft wall in the front yard setback for all or a portion of Lot 3, Block 4, Osage Addn No 3 zoned R-1, located on **305 LA MEDIA RD SW (K-12) APPROVED**
17. **17ZHE-80146** **Project# 1011297** **GABE ZAMBELLO (GREG SUCHOCKI, AGENT)** requests a special exception to Section 14-16-2-6(B)(1) : a CONDITIONAL USE to allow an accessory living quarter in a R-1 zone for all or a portion of Lot 15, Block 107, Bel Air zoned R-1, located on **2514 MADEIRA DR NE (H-18) APPROVED**
18. **17ZHE-80147** **Project# 1011298** **BRIAN MINER** requests a special exception to Section 14-16-2-6(B)(12) : a CONDITIONAL USE to allow for a shade structure in the rear yard for all or a portion of Lot 2 P-1, Block 9, Maribelle Unit 6 zoned R-1, located on **11208 COLVILLE RD SE (L-21) APPROVED**
19. **17ZHE-80148** **Project# 1011299** **MICHAEL SULLIVAN** 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 shade structure in the rear yard setback for all or a portion of Lot 49, Santa Fe Village Unit 3 zoned R-D, located on **4915 BLACK DR NW (F-10) APPROVED**
20. **17ZHE-80149** **Project# 1011300** **CLAUDIA MOLINAR** requests a special exception to Section 14-16-2-14(E)(1) and 14-16-2-6(B)(5) : a CONDITIONAL USE to allow for a home daycare for up to 12 children for all or a portion of Lot 6, Laurelwood South zoned R-D, located on **1520 ROSEWOOD AV NW (H-10) DEFERRED TO SEPTEMBER 19, 2017**
21. **17ZHE-80150** **Project# 1011301** **MICHELLE NELLOS (ANTHONY HANSON, AGENT)** requests a special exception to Section 14-16-2-23(A) Pg 74 University Neighborhood SDP and 14-16-2-17(B)(19) : a CONDITIONAL USE to allow for manufacturing for all or a portion of Lot 1-3, Block 70, University Heights zoned SU-2 C-2, located on **500 YALE BLVD SE (K-15) APPROVED**
22. **17ZHE-80151** **Project# 1011302** **RACHEL SALAS** requests a special exception to Section 14-16-2-6(E)(1) : a VARIANCE of 7.87 ft to the required 20 ft front yard setback for all or a portion of Lot 34, Heritage Hills Unit 5 zoned R-1, located on **8921 DEMOCRACY RD NE (D-20) APPROVED**
23. **17ZHE-80153** **Project# 1011304** **LYNDA EASTER (RICHARD BOWDITCH, AGENT)** requests a special exception to Section 14-16-2-6(B)(1) : a CONDITIONAL USE to allow an accessory living quarters in a R-3 zone for all or a portion of Lot 18, Block 3, Coronado Builders Inc/Knob Heights Addn zoned R-3, located on **3520 ANDERSON AV SE (L-16) APPROVED**
24. **17ZHE-80155** **Project# 1011306** **KATHRYN JORDAN** requests a special exception to Section 14-16-3-19(A)(1)(a) : a VARIANCE of 2 ft to the 3 ft allowable wall height in the front yard setback for all or a portion of Lot 12, Block 4, Vista Larga zoned R-1, located on **2702 HAINES AV NE (J-16) APPROVED**

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #25

IF YOU ARE AGENDA ITEMS #25 thru #38

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

25. **17ZHE-80156** **Project#** **TLJ LLC (TRAE RUSHING, AGENT)** requests a special exception to Section 14-16-2-17(B)(18) : a **CONDITIONAL USE** to allow for the sale of alcoholic drink for the consumption off premise within 500 ft of a residential zone for all or a portion of Lot A, Block 8, Mesa Village Bellamah & Mossmans zoned C-2, located on **1358 WYOMING BLVD NE** (J-20) **APPROVED**
26. **17ZHE-80157** **Project#** **TLJ LLC (TRAE RUSHING, AGENT)** requests a special exception to Section 14-16-2-17(B)(18) : a **CONDITIONAL USE** to allow for the sale of alcoholic drink for the consumption off premise within 500 ft of a residential zone for all or a portion of Lot B, Block 8, Mesa Village Bellamah & Mossmans zoned C-2, located on **1346 WYOMING BLVD NE** (J-20) **APPROVED**
27. **17ZHE-80158** **Project#** **AHMET TIRYAKI (RIO GRANDE ENGINEERING, AGENT)** requests a special exception to Section 14-16-2-16(B)(7) : a **CONDITIONAL USE** to allow residential dwelling units in a C-1 zone for all or a portion of Lot 32, Block 11, Grandview Heights zoned C-1, located on **900 CHELWOOD PARK BLVD NE** (K-22) **APPROVED**
28. **17ZHE-80159** **Project#** **AHMET TIRYAKI (RIO GRANDE ENGINEERING, AGENT)** requests a special exception to Section 14-16-2-16(B)(7) : a **CONDITIONAL USE** to allow residential dwelling units in a C-1 zone for all or a portion of Lot 31, Block 11, Grandview Heights zoned C-1, located on **904 CHELWOOD PARK BLVD NE** (K-22) **APPROVED**
29. **17ZHE-80160** **Project#** **AHMET TIRYAKI (RIO GRANDE ENGINEERING, AGENT)** requests a special exception to Section 14-16-2-16(B)(7) : a **CONDITIONAL USE** to allow residential dwelling units in a C-1 zone for all or a portion of Lot 30, Block 11, Grandview Heights zoned C-1, located on **908 CHELWOOD PARK BLVD NE** (K-22) **APPROVED**
30. **17ZHE-80161** **Project#** **AHMET TIRYAKI (RIO GRANDE ENGINEERING, AGENT)** requests a special exception to Section 14-16-2-16(B)(7) : a **CONDITIONAL USE** to allow residential dwelling units in a C-1 zone for all or a portion of Lot 29, Block 11, Grandview Heights zoned C-1, located on **912 CHELWOOD PARK BLVD NE** (K-22) **APPROVED**
31. **17ZHE-80162** **Project#** **AHMET TIRYAKI (RIO GRANDE ENGINEERING, AGENT)** requests a special exception to Section 14-16-2-16(B)(7) : a **CONDITIONAL USE** to allow residential dwelling units in a C-1 zone for all or a portion of Lot 28, Block 11, Grandview Heights zoned C-1, located on **916 CHELWOOD PARK BLVD NE** (K-22) **APPROVED**
32. **17ZHE-80163** **Project#** **AHMET TIRYAKI (RIO GRANDE ENGINEERING, AGENT)** requests a special exception to Section 14-16-2-16(B)(7) : a **CONDITIONAL USE** to allow residential dwelling units in a C-1 zone for all or a portion of Lot 1, Block 11, Grandview Heights zoned C-1, located on **12701 LOMAS BLVD NE** (K-22) **APPROVED**

33. **17ZHE-80164** **Project# 1011309** **AHMET TIRYAKI (RIO GRANDE ENGINEERING, AGENT)** requests a special exception to Section 14-16-2-16(B)(7) : a **CONDITIONAL USE** to allow residential dwelling units in a C-1 zone for all or a portion of Lot 2, Block 11, Grandview Heights zoned C-1, located on **12703 LOMAS BLVD NE (K-22) APPROVED**
34. **17ZHE-80165** **Project# 1011309** **AHMET TIRYAKI (RIO GRANDE ENGINEERING, AGENT)** requests a special exception to Section 14-16-2-16(B)(7) : a **CONDITIONAL USE** to allow residential dwelling units in a C-1 zone for all or a portion of Lot 5, Block 11, Grandview Heights zoned C-1, located on **12705 LOMAS BLVD NE (1) (K-22) APPROVED**
35. **17ZHE-80166** **Project# 1011309** **AHMET TIRYAKI (RIO GRANDE ENGINEERING, AGENT)** requests a special exception to Section 14-16-2-16(B)(7) : **CONDITIONAL USE** to allow residential dwelling units in a C-1 zone for all or a portion of Lot 3, Block 11, Grandview Heights zoned C-1, located on **12705 LOMAS BLVD NE (2) (K-22) APPROVED**
36. **17ZHE-80168** **Project# 1011309** **AHMET TIRYAKI (RIO GRANDE ENGINEERING, AGENT)** requests a special exception to Section 14-16-2-16(B)(7) : a **CONDITIONAL USE** to allow residential dwelling units in a C-1 zone for all or a portion of Lot 4, Block 11, Grandview Heights zoned C-1, located on **12707 LOMAS BLVD NE (K-22) APPROVED**
37. **17ZHE-80170** **Project# 1011312** **MURPHY PROPERTIES (RIO GRANDE ENGINEERING, AGENT)** requests a special exception to Section 14-16-2-20(E) and 14-16-2-15(E)(2)(c) : a **VARIANCE** of 15 ft to the required 15 ft sideyard setback that is adjacent to the rear yards of a residential zone for all or a portion of Lot 2, North Second Street Business Center zoned M-1, located on **5126 2ND ST NW (F-15) DEFERRED TO SEPTEMBER 19, 2017**
38. **17ZHE-80171** **Project# 1011312** **MURPHY PROPERTIES (RIO GRANDE ENGINEERING, AGENT)** requests a special exception to Section 14-16-2-20(E) and 14-16-2-15(E)(2)(c) : a **VARIANCE** of 15 ft to the required 15 ft sideyard setback that is adjacent to the rear yards of a residential zone for all or a portion of Lot 3, North Second Street Business Center zoned M-1, located on **5128 2ND ST NW (F-15) DEFERRED TO SEPTEMBER 19, 2017**