



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

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) |
| 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) |
| 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) |

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)

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)
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)
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)
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)
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)
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)
11. **17ZHE-80137** **Project# 1011286** **CINDY MOHLER, NM MUTUAL (RMKM ARCHITECTURE, 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)
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)
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)
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)

15. **17ZHE-80144** **Project#** **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)
16. **17ZHE-80145** **Project#** **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)
17. **17ZHE-80146** **Project#** **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)
18. **17ZHE-80147** **Project#** **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)
19. **17ZHE-80148** **Project#** **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)
20. **17ZHE-80149** **Project#** **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)
21. **17ZHE-80150** **Project#** **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)
22. **17ZHE-80151** **Project#** **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)
23. **17ZHE-80153** **Project#** **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)
24. **17ZHE-80155** **Project#** **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)

*******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# 1011307** **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)**
26. **17ZHE-80157** **Project# 1011307** **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)**
27. **17ZHE-80158** **Project# 1011308** **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)**
28. **17ZHE-80159** **Project# 1011308** **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)**
29. **17ZHE-80160** **Project# 1011308** **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)**
30. **17ZHE-80161** **Project# 1011308** **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)**
31. **17ZHE-80162** **Project# 1011308** **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)**
32. **17ZHE-80163** **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 1, Block 11, Grandview Heights zoned C-1, located on **12701 LOMAS BLVD NE (K-22)**
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)**
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)**
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)**

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)**
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)**
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)**