



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

TUESDAY, January 3, 2017 9:00 A.M.

IF YOU ARE AGENDA ITEMS #1 THRU #23
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. | 16ZHE-80309 | Project#
1011059 | DORA MARTINEZ requests a special exception to Section 14-16-2-6(E)(4)(a): a VARIANCE of 3 ft 10 in to the required 5 ft side yard setback to allow for an existing addition for all or a portion of Lot 34, Block 15, Sandia Plaza zoned R-1, located on 709 DELAMAR AV NW (F-14) APPROVED |
|----|--------------------|-----------------------------------|--|

OLD BUSINESS:

- | | | | |
|----|--------------------|-----------------------------------|---|
| 2. | 16ZHE-80249 | Project#
1010993 | GEORGETTE AND ROBERT GURULE (GARCIA/KRAEMER & ASSOCIATES, AGENT) requests a special exception to Section 14-16-2-23 (A) and pg 86 (D)(1) Los Duranes SDP : a VARIANCE of 9 ft to the minimum 10 ft sideyard setback to allow an existing storage room addition for all or a portion of Lot 25, Zickert Addn zoned SU-2 LD RA-2, located on 1800 ZICKERT PL NW (H-12) APPROVED |
| 3. | 16ZHE-80263 | Project#
1011007 | MICHAEL DONOGHUE requests a special exception to Section 14-16-2-8(E)(4)(a) : a VARIANCE of 2 ft 8 in to the required 15 ft rear setback for all or a portion of Lot 64, Prima Entrada zoned SU-2 R-LT, located on 800 MIRASOL CT NW (J8) APPROVED |

4. **16ZHE-80277** **Project# 1011025** **H L WHEATON** requests a special exception to Section 14-16-3-3(A)(7)(a) : a VARIANCE of 30 ft to the required 35 ft to allow a proposed new 25 ft house for all or a portion of Lot 20, Block 54, University Heights zoned R-1, located on **309 CARLISLE BLVD SE (K-16) DEFERRED TO FEBRUARY 21, 2017**
5. **16ZHE-80281** **Project# 1011029** **DAVID GONZALES (LARRY W MEDRANO, AGENT)** requests a special exception to Section 14-16-2-6-(D)(2)(b) : a VARIANCE of 1152 sq ft to allow for two proposed lots at 6,000 sq ft each for all or a portion of Lot 1, Block 2, Franklin Addn zoned R-1, located on **1302 VAN CLEAVE RD NW (G-14) APPROVED WITH CONDITIONS**
6. **16ZHE-80287** **Project# 1011035** **DENNIS BLEY AND LESLIE BOWEN (GARCIA/KRAEMER & ASSOCIATES, AGENT)** requests a special exception to Section 14-16-2-6(B)(1) : a CONDITIONAL USE to allow an existing accessory living quarters for all or a portion of Lot 22, Block 53, University Heights zoned R-1, located on **405 CARLISLE BLVD SE (K-16) APPROVED WITH CONDITIONS**
7. **16ZHE-80289** **Project# 1011037** **SAIFI TALEBREZA (JEFF LANG, AGENT)** requests a special exception to Section 14-16-2-6(E)(1) : a VARIANCE of 10 ft to the 20 ft front setback required for a proposed new house for all or a portion of Lot 20A1, Block 1, Candlelight Foothills Unit 1 zoned R-1, located on **13915 LOMAS BLVD NE (J-23) APPROVED**

NEW BUSINESS:

8. **16ZHE-80292** **Project# 1011040** **PHILLIP J. HERRERA (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-14(A) and 14-16-2-6(B)(3): a CONDITIONAL USE to allow for a proposed carport in the front yard setback. for all or a portion of Lot 8, Block 1, Prairie Ridge Unit 6 zoned R-D, located on **6325 VIA CORTO DEL SUR NW (E-12) APPROVED**
9. **16ZHE-80293** **Project# 1011044** **RICHARD DELGADO** requests a special exception to Section 14-16-2-9(B) and 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 5-P1, Block 3, Trails West zoned R-T, located on **3904 DIABLO TRAIL PL NW (B-13) APPROVED**
10. **16ZHE-80294** **Project# 1011045** **JESSE BOYD (JAMES AUSTIN, AGENT)** requests a special exception to Section 14-16-3-3(B)(2)(e) : a VARIANCE of 5 ft 8 in to the required 10 ft separation to allow a proposed accessory structure for all or a portion of Lot A, Grande--Charles Heirs of zoned R-1, located on **4317 GRANDE DR NW (G-14) APPROVED**
11. **16ZHE-80295** **Project# 1011046** **AMY AND BEN STURGE** requests a special exception to Section 14-16-2-23(A) and pg 31(B)(2) Huning Highland SDP : a CONDITIONAL USE to allow R-T uses in a SU-2 MR zone for all or a portion of Lot 1, Block 19, Huning Highlands Addn zoned SU-2 MR, located on **301 WALTER ST SE (K-14) APPROVED**
12. **16ZHE-80296** **Project# 1011046** **AMY AND BEN STURGE** requests a special exception to Section 14-16-2-9(D)(1) : a VARIANCE of 2100 sq ft when a 3600 sq ft lot size is required for all or a portion of Lot 1, Block 19, Huning Highlands Addn zoned SU-2 MR, located on **301 WALTER ST SE (K-14) APPROVED**
13. **16ZHE-80297** **Project# 1011046** **AMY AND BEN STURGE** requests a special exception to Section 14-16-2-23(A) and pg 31 (A)(1) Huning Highland SDP : a VARIANCE of 9.5 ft when a 10 ft front yard setback is required for all or a portion of Lot 1, Block 19, Huning Highlands Addn zoned SU-2 MR, located on **301 WALTER ST SE (K-14) APPROVED**
14. **16ZHE-80298** **Project# 1011046** **AMY AND BEN STURGE** requests a special exception to Section 14-16-2-9(E)(3)(a) : a VARIANCE of 10 ft to the required 10 ft corner side yard setback for all or a portion of Lot 1, Block 19, Huning Highlands Addn zoned SU-2 MR, located on **301 WALTER ST SE (K-14) APPROVED**

15. **16ZHE-80299** **Project# 1011046** **AMY AND BEN STURGE** requests a special exception to Section 14-16-2-9(D)(3) : a VARIANCE of 7 ft to the 36 ft lot width requirement for all or a portion of Lot 1, Block 19, Huning Highlands Addn zoned SU-2 MR, located on **301 WALTER ST SE (K-14) APPROVED**
16. **16ZHE-80300** **Project# 1011046** **AMY AND BEN STURGE** requests a special exception to Section 14-16-2-9(E)(3)(a) : a VARIANCE of 6 ft to the required 10 ft corner side yard setback for all or a portion of Lot 1, Block 19, Huning Highlands Addn zoned SU-2 MR, located on **301 WALTER ST SE (K-14) APPROVED**
17. **16ZHE-80301** **Project# 1011047** **THOMAS KELLY (KELSEY MORGAN AFFORDABLE-SOLAR, AGENT)** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a proposed carport in the required sideyard setback for all or a portion of Lot A-1, Block 14, Vista Larga zoned R-1, located on **1601 HARVARD DR NE (J-15) APPROVED**
18. **16ZHE-80302** **Project# 1011050** **SHANDRA VESTAL** requests a special exception to Section 14-16-3-3(B)(2)(h) : a VARIANCE of 3 ft 6 in to the required 5 ft distance to a lot line to allow a proposed pool for all or a portion of Lot 8, El Nido Addn zoned R-1, located on **2305 EL NIDO CT NW (H-13) APPROVED**
19. **16ZHE-80303** **Project# 1011051** **DOUGLAS FLINT** requests a special exception to Section 14-16-2-22(B)(25)(a) and 14-16-2-6(B)(14): a CONDITIONAL USE to allow for a 4 ft wall in the front yard setback for all or a portion of Lot 97, Pino Vista @ Academy Hills zoned SU-1 PRD, located on **6415 ADMIRAL RICKOVER DR NE (E-21) APPROVED**
20. **16ZHE-80304** **Project# 1011055** **FRIENDS OF THE FRANCISCAN FRIARS (NCA ARCHITECTS, AGENT)** requests a special exception to Section 14-16-3-19(A)(3)(a) : a VARIANCE of 3 ft to the allowed 3 ft at the property line for a proposed wall for all or a portion of Lot A, Block 13, Washington Business Park zoned C-1, located on **404 SAN MATEO BLVD NE (K-17) APPROVED WITH CONDITIONS**
21. **16ZHE-80305** **Project# 1011056** **KAREN DAWSON** requests a special exception to Section 14-16-2-6(B)(7) : a CONDITIONAL USE to allow health care (acupuncture practice) in a residential zone for all or a portion of Lot 27, Block 5, Glenwood Hills, Unit 2, zoned R-1, located on **13313 CEDARBROOK AV NE (F-23) APPROVED**
22. **16ZHE-80306** **Project# 1011057** **GERARD SIMMONS** requests a special exception to Section 14-16-3-3(B)(2)(e) : a VARIANCE request of 4 ft 9 in to the required 10 ft separation for all or a portion of Lot 7, Block 10, Victory Addn First Unit Of, zoned R-1, located on **2731 SANTA MONICA AV SE (L-16) APPROVED**
23. **16ZHE-80311** **Project# 1011060** **GUY GEMMER** requests a special exception to Section 14-16-3-3(B)(2)(e) : a VARIANCE of 3 ft 6 in to the 10 ft separation required for all or a portion of Lot 2, Block 39, University Heights zoned OR-1, located on **204 RICHMOND DR SE (K-16) DEFERRED TO FEBRUARY 21, 2017**

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #24

IF YOU ARE AGENDA ITEMS #24 thru #35

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

24. **16ZHE-80312** **Project#** **ED LEE AMADOR** requests a special exception to Section 14-16-3-3(B)(2)(e) : a VARIANCE of 7 ft to the required 10 ft separation for an existing accessory structure for all or a portion of Lot 22, Block 3, Garcia Addn, zoned S-R, located on **1224 11TH ST NW (J-13) APPROVED**
1011061
25. **16ZHE-80314** **Project#** **MARIBEL RODRIGUEZ** requests a special exception to Section 14-16-2-8(B)(1) and 14-16-2-6(B)(5): a CONDITIONAL USE to allow 12 children for a Home Daycare for all or a portion of Lot 83, Stormcloud Unit 1 zoned SU-2 R-LT, located on **1415 SUMMER BREEZE DR NW (J-8) APPROVED WITH CONDITIONS**
1011063
26. **16ZHE-80318** **Project#** **EDWARD & KAY BOCIAN** requests a special exception to Section 14-16-2-6(E)(3)(b) : a VARIANCE of 6 ft 10 in to the required 10 ft corner side yard setback for a proposed addition for all or a portion of Lot 9, Block 13, Ridgecrest Addn zoned R-1, located on **1611 RIDGECREST CIR SE (L-17) APPROVED**
1011070
27. **16ZHE-80307** **Project#** **AMERCO REAL ESTATE COMPANY (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-17(A)(10)(d)(2) : a VARIANCE of 4 ft 6 in to the maximum 30 ft height to allow a proposed wall mounted sign for all or a portion of Lot 306A, Town of Atrisco Grant Unit 8 zoned SU-1 For Permissive C-2 Uses Excluding Residential Uses, located on **1801 ATRISCO DR NW (H-11) DEFERRED TO JANUARY 17, 2017**
1011058
28. **16ZHE-80308** **Project#** **AMERCO REAL ESTATE COMPANY (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-17(A)(10)(d)(1) : a VARIANCE of 14 ft to the 26 ft max height allowed for a proposed free standing sign for all or a portion of Lot 306A, Town of Atrisco Grant Unit 8 zoned SU-1 For Permissive C-2 Uses Excluding Residential Uses, located on **1801 ATRISCO DR NW (H-11) DEFERRED TO JANUARY 17, 2017**
1011058
29. **16ZHE-80310** **Project#** **AMERCO REAL ESTATE COMPANY (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg. 113 Coors Corridor SDP : a VARIANCE of 123 sq ft to the max 75 sq ft to allow a proposed free standing sign for all or a portion of Lot 306A, Town of Atrisco Grant Unit 8 zoned SU-1 For Permissive C-2 Uses Excluding Residential Uses, located on **1801 ATRISCO DR NW (H-11) DEFERRED TO JANUARY 17, 2017**
1011058
30. **16ZHE-80313** **Project#** **12000 CONSTITUTION LLC (JACQUELINE FISHMAN, AICP, AGENT)** requests a special exception to Section 14-16-2-16(B)(6) : a CONDITIONAL USE to allow for a drive- up service window for a restaurant for all or a portion of Lot 1-4, Block 3, ROYAL HEIGHTS zoned C-1, located on **12000 CONSTITUTION AV NE (J-22) APPROVED WITH CONDITIONS**
1011062
31. **16ZHE-80319** **Project#** **SUPERIOR LAND INVESTMENTS LLC (JAMES STROZIER, AGENT)** requests a special exception to Section 14-16-2-14(B) and 14-16-2-9(E)(3)(a) : a VARIANCE of 5 ft to the 10 ft corner side setback required on proposed new lot 2 for all or a portion of Lot 32, Block 11, N Abq Acres Tract 1 Unit 3 zoned RD 7DU/A, located on **7601 GLENDALE AV NE (B-19) APPROVED WITH CONDITIONS**
1011072
32. **16ZHE-80282** **Project#** **TOM WADE (JAMES STROZIER, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 70 (4)(b) UNIVERSITY NEIGHBORHOODS SDP : a VARIANCE of 8.81 ft to the required 48 ft lot width to allow two dwelling units on one lot for all or a portion of Lot 1D, Block 10, University Heights zoned SU-2 DR, located on **2320 SILVER AV SE (K-16) DENIED**
1011030
33. **16ZHE-80283** **Project#** **TOM WADE (JAMES STROZIER, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 70(4)(b) UNIVERSITY NEIGHBORHOODS SDP : a VARIANCE of 13.8 ft to the required 48 ft lot width to allow two dwelling units on one lot for all or a portion of Lot 1C, Block 10, University Heights zoned SU-2 DR, located on **2324 SILVER AV SE (K-16) DENIED**
1011031

34. **16ZHE-80284** **Project#** **TOM WADE (JAMES STROZIER, AGENT)** requests a special exception to
1011032 Section 14-16-2-23(A) and pg 70(4)(b) UNIVERSITY NEIGHBORHOODS
SDP : a VARIANCE of 13.8 ft to the required 48 ft lot width to allow two
dwelling units on one lot for all or a portion of Lot 1A, Block 10, University
Heights zoned SU-2 DR, located on **2332 SILVER AV SE (K-16) DENIED**
35. **16ZHE-80285** **Project#** **TOM WADE (JAMES STROZIER, AGENT)** requests a special exception to
1011033 Section 14-16-2-23(A) and pg 70(4)(b) UNIVERSITY NEIGHBORHOODS
SDP : a VARIANCE of 13.8 ft to the required 48 ft lot width to allow two
dwelling units on one lot for all or a portion of Lot 1B, Block 10, University
Heights zoned SU-2 DR, located on **2328 SILVER AV SE (K-16) DENIED**