



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

TUESDAY, JUNE 20, 2017 9:00 A.M.

**IF YOU ARE AGENDA ITEMS #1 THRU #14
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-
80054 | Project#
1011179 | IRAIDA VIGIL requests a special exception to Section 14-16-2-11(B)(1) and 14-16-2-6(B)(5) : a CONDITIONAL USE to allow a family day care home for all or a portion of Lot 10, Block 2, Casa Serenas Addn zoned R-2, located on 325 TENNESSEE ST SE (L-19) APPROVED |
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OLD BUSINESS:

- | | | |
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| 2. 16ZHE-80328 | Project#
1011083 | CITY OF ALBUQUERQUE/JESS R MARTINEZ (TINA M REAMES, AGENT) requests a special exception to Section 14-16-2-6(B)(10) : a CONDITIONAL USE to allow a community center in an R-1 zone for all or a portion of Lot A, Singing Arrow Park zoned R-1, located on 13001 SINGING ARROW AV SE (L-22) DEFERRED TO OCTOBER 17, 2017 |
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NEW BUSINESS:

3. **17ZHE-80096** **Project#** **FABIAN CAMACHO** requests a special exception to Section 14-16-2-6(E)(1) and South Broadway Sector Plan Pg 45 I : a VARIANCE of 9 ft 11 in to the required front yard setback for all or a portion of Lot 11, Block 11, Torreon Addn zoned SU-2 MR, located on **2103 ARNO ST SE** (L-14) **APPROVED**
4. **17ZHE-80097** **Project#** **BARBARA PETERSON (SIMON ANSELL, 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 15, Block 1, Loma Vista Addn zoned R-1, located on **800 WELLESLEY DR NE** (J-16) **APPROVED WITH CONDITIONS**
5. **17ZHE-80098** **Project#** **EVA GONZALES** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 3 ft to the max 3 ft max height to allow an existing wall in the required front yard setback for all or a portion of Lot 3, Block 7, Aztec Addn No 2 zoned R-1, located on **9108 MESCALERO RD NE** (G-20) **DEFERRED TO JULY 18, 2017**
6. **17ZHE-80099** **Project#** **DONAVON GERTY (DREAMSTYLE, 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 setback for all or a portion of Lot 44, Desert Vista zoned R-D 5DU/A, located on **8923 ASHTON LOOP NE** (C-20) **APPROVED**
7. **17ZHE-80100** **Project#** **AUDRA MARES** requests a special exception to Section 14-16-2-14(E)(1) and 14-16-2-6(B)(5) : a CONDITIONAL USE to allow a family day care home for up to 12 children in a residential zone for all or a portion of Lot 39 P-1, Block 5, Parkwest Unit 3 zoned R-D, located on **2224 SKYBROOK DR NW** (H-9) **APPROVED WITH CONDITIONS**
8. **17ZHE-80101** **Project#** **PAUL P BENNETT** requests a special exception to Section 14-16-2-14(D) and 14-16-2-6(E)(4)(a) : a VARIANCE of 3 ft to the required 5 ft side yard setback for all or a portion of Lot 18-P1, Paseo De Estrella zoned R-D, located on **1123 DIAMONDBACK DR NE** (D-16) **APPROVED**
9. **17ZHE-80103** **Project#** **DOS VIENTOS LLC (MARK RHODES, AGENT)** requests a special exception to Section 14-16-2-20(B)(5) : a CONDITIONAL USE to allow for the retail sale of alcoholic beverage in a M-1 zone for all or a portion of Lot 6 thru11, Block 2, Commercial Addn zoned M-1, located on **523 COMMERCIAL ST NE** (J-14) **APPROVED**
10. **17ZHE-80104** **Project#** **DAVID ORTEGA** requests a special exception to Section 14-16-2-6(B)(14) : a CONDITIONAL USE to allow for a 4 ft 6 inch wall in the front yard setback for all or a portion of Lot 1, Block 1, Dietz Farm Place Unit 1 zoned R-1, located on **4136 RIO GRANDE BLVD NW** (F-13) **APPROVED**
11. **17ZHE-80105** **Project#** **PAULA DONAHUE (ANTHONY ROSETE, 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 5, Block 6, Tijeras Park Addn zoned R-1, located on **812 ALVARADO DR NE** (K-18) **APPROVED**
12. **17ZHE-80106** **Project#** **BRANDON MURGUIA (EFTHIMIOS MANIATAS, AGENT)** requests a special exception to Section 14-16-3-3(A)(4)(b)(1) : a VARIANCE of 1ft to the allowed 3 ft wall height in the front yard setback for all or a portion of Lot 10, Block 18, Ridge Crest Addn zoned R-1, located on **1619 ANDERSON PL SE** (L-17) **DEFERRED TO JULY 18, 2017**
13. **17ZHE-80108** **Project#** **PAULINE ALVARADO** requests a special exception to Section 14-16-2-6(B)(14)(a) : a CONDITIONAL USE to allow for a 5 ft fence in the front yard setback for all or a portion of Lot 4&5, Block J, Highlands Addn South zoned SU-2 MR, located on **715 AND 717 HAZELDINE AVE SE** (K-14) **APPROVED WITH CONDITIONS**

14. **17ZHE-80110** **Project#** **JONAH L FOUTZ DDS (ALEXIS FORD DA, AGENT)** requests a special exception to Section 14-16-2-16(B)(20) : a **CONDITIONAL** use to allow a dental school in a C-1 zone for all or a portion of Lot A, American Savings Plaza No 2 zoned C-1, located on **2901 JUAN TABO BLVD NE SUITE 10** (H-21) **APPROVED**