



HEARING ON SPECIAL EXCEPTIONS  
TO THE COMPREHENSIVE CITY ZONING CODE  
**ZONING HEARING EXAMINER'S AGENDA**

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 2<sup>ND</sup> STREET AND ROMA NW)

**STAFF**

*Christopher Graeser, Esq., Zoning Hearing Examiner  
Lorena Patten-Quintana, ZHE Planner  
Angel Vallejos, ZHE Administrative Assistant*

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**For Inquiries Regarding This Agenda, Please Call Planning Dept. at (505) 924-3894.**

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**PLEASE ADDRESS ALL CORRESPONDENCE TO:  
Christopher Graeser, Esq., Zoning Hearing Examiner  
Planning Department  
P.O. Box 1293  
Albuquerque, NM 87103**

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**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.*

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**INTERPRETER REQUIRED:**

- |    |                         |                         |  |
|----|-------------------------|-------------------------|--|
| 1. | <b>*IR* 17ZHE-80054</b> | <b>Project# 1011179</b> | <b>IRAIDA VIGIL</b> requests a special exception to Section 14-16-2-11(B)(1) and 14-16-2-6(B)(5) : a <b>CONDITIONAL USE</b> 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 <b>325 TENNESSEE ST SE</b> (L-19) |
|----|-------------------------|-------------------------|--|

**OLD BUSINESS:**

- |    |                    |                         |  |
|----|--------------------|-------------------------|--|
| 2. | <b>16ZHE-80328</b> | <b>Project# 1011083</b> | <b>CITY OF ALBUQUERQUE/JESS R MARTINEZ (TINA M REAMES, AGENT)</b> requests a special exception to Section 14-16-2-6(B)(10) : a <b>CONDITIONAL USE</b> 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 <b>13001 SINGING ARROW AV SE</b> (L-22) |
|----|--------------------|-------------------------|--|

**NEW BUSINESS:**

- |    |                    |                         |  |
|----|--------------------|-------------------------|--|
| 3. | <b>17ZHE-80096</b> | <b>Project# 1011227</b> | <b>FABIAN CAMACHO</b> requests a special exception to Section 14-16-2-6(E)(1) and South Broadway Sector Plan Pg 45 I : a <b>VARIANCE</b> 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 <b>2103 ARNO ST SE</b> (L-14) |
|----|--------------------|-------------------------|--|

4. **17ZHE-80097**      **Project#** **1011228**      **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)
5. **17ZHE-80098**      **Project#** **1011234**      **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)
6. **17ZHE-80099**      **Project#** **1011235**      **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)
7. **17ZHE-80100**      **Project#** **1011236**      **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)
8. **17ZHE-80101**      **Project#** **1011237**      **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)
9. **17ZHE-80103**      **Project#** **1011239**      **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)
10. **17ZHE-80104**      **Project#** **1011240**      **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)
11. **17ZHE-80105**      **Project#** **1011241**      **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)
12. **17ZHE-80106**      **Project#** **1011242**      **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)
13. **17ZHE-80108**      **Project#** **1011244**      **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)
14. **17ZHE-80110**      **Project#** **1011246**      **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)