



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

TUESDAY, April 17, 2018 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
Suzie Sanchez, 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:

- | | | |
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| 1. *IR* 18ZHE-80048 | Project# 1011539 | MIGUEL TOMAS RAMIREZ MUNOZ requests a special exception to Section 14-16-2-23(A) and SOUTH BROADWAY P.45/ 14-16-2-6(E)(3)(a): a VARIANCE of 5ft to the required 20ft corner side yard setback for all or a portion of Lot 12, Block 6, TORREON ADDN zoned SU-2 MR, located on 920 ANDERSON AVE SE (L-14) APPROVED |
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OLD BUSINESS:

- | | | |
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| 2. 18ZHE-80034 | Project# 1011519 | YEI ROGERS (SUSIE ROGERS, AGENT) requests a special exception to Section 14-16-2-23 (A) and Barelvas SDP pg. 71 & 14-16-2-9(A)(2): CONDITIONAL USE to allow for RT uses in a SU-2 R-1 zone for all or a portion of Lot 24, Nuanes Addn zoned SU-2 R-1, located on 1311 BARELAS RD SW (K-14) APPROVAL WITH CONDITIONS |
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NEW BUSINESS:

- | | | |
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| 3. 18ZHE-80022 | Project# 1011510 | SUSANA PAULINE ANAYA requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for a carport in the required front yard setback for all or a portion of Lot 282, Block 0000, MRGCD MAP 38 zoned R-1, located on 2318 MOUNTAIN RD NW (J-13) APPROVED WITH CONDITIONS |
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4. **18ZHE-80040** **Project#** **ANTHONY RADLER** requests a special exception to Downtown Neighborhood SDP pg 92-93(D)(4)(a): a VARIANCE of 2ft to the required 5ft side yard setback to allow for a secondary dwelling unit for all or a portion of Lot 23, Block 23,PEREA ADDN zoned SU-2/ DNA-SF, located on **1201 FRUIT AVE NW (J-13) APPROVED**
5. **18ZHE-80042** **Project#** **ELAINE AARON (KAY BEASON, AGENT)** requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 5 ft to the maximum 3 ft wall height in the front yard setback for all or a portion of Lot 1, Cox-Ross & Joyce zoned R-1, located on **601 CAMINO ESPANOL NW (E-14) APPROVED WITH CONDITIONS**
6. **18ZHE-80043** **Project#** **GUADALUPE & FERMIN BECERRA SANCHEZ** requests a special exception to Section 14-16-2-6(B)(1): a CONDITIONAL USE to allow for an accessory living quarters for all or a portion of Lot 11, Block 13, VALLEY GARDENS SOUTH UNIT 2 zoned R-1, located on **4537 WEST GLEN DR SW (Q-10) APPROVED WITH CONDITIONS**
7. **18ZHE-80044** **Project#** **BEER NOT BOMBS LLC (JOHN W. DEGNARO, AGENT)** requests a special exception to Section 14-16-3-1(A)(26): VARIANCE request of 16 off street parking spaces to the required 46 to allow a proposed new patio addition for all or a portion of Lot 10, 9, 8 & 7, Block 16, Skyline Heights zoned C-3, located on **9801 ACOMA RD SE (L-20) APPROVED WITH CONDITIONS**
8. **18ZHE-80045** **Project#** **CASA BLANCA MHP, LLC (P. LORRAINE SANCHEZ OR JOSEPH GAMBLE, AGENT)** requests a special exception to Section 14-16-3-4(B)(4): To expand the NON CONFORMING USE of a mobile home park by 9.1% to not exceed the 25% allowance for all or a portion of Lot 31-32, Block 10, East Central Business Addn zoned SU-2 C-3, located on **11001 ACOMA RD SE (L-21) DEFERRED**
9. **18ZHE-80046** **Project#** **LISA SKOLER** requests a special exception to Section 14-16-2-6(B)(7): a CONDITIONAL USE to allow counseling as a home occupation for all or a portion of Lot 6, Block 4, Wagner-WJ zoned R-1, located on **1822 PALOMAS DR NE (J-18) APPROVED**
10. **18ZHE-80047** **Project#** **LISA JOHNSON** requests a special exception to Section 14-16-2-23(A) and pg. 107 Nob Hil / 14-16-2-6(B)(7): CONDITIONAL USE to allow health care as a home occupation for all or a portion of Lot 16, Block 21, Monte Vista Addn zoned SU-2 SFHD, located on **3335 MONTE VISTA BLVD NE (K-16) APPROVED**
11. **18ZHE-80049** **Project#** **DANIEL CORDOVA** requests a special exception to Section 14-16-2-6(B)(3): CONDITIONAL USE to allow an existing carport in the required side yard setback for all or a portion of Lot 566, Block 26, Atrisco Village Unit 3B of Hoffman City zoned R-1, located on **10309 RIO PUERCO TRL SW (M-8) APPROVED**
12. **18ZHE-80050** **Project#** **MCLEOD LLC (MODULUS ARCHITECTS, AGENT)** requests a special exception to Section 14-16-3-1(A)(27): a VARIANCE of 38 parking spaces to the required 271 spaces for allowed retail use in an M-1 zone for all or a portion of Lot 1A, Norris and Margaret Penny Addn zoned M-1, located on **4936 PAN AMERICAN FRWY NE (F-17) APPROVED**
13. **18ZHE-80052** **Project#** **BRIAN KASCH** requests a special exception to Section 14-16-3-19(A)(2)(a): VARIANCE request of 3 ft to the allowed 3 ft wall height on a corner lot for all or a portion of Lot 13, Block 13, Parkland Hills Addn zoned R-1, located on **623 VALVERDE DR SE (L-17) DEFERRED**
14. **18ZHE-80053** **Project#** **TIMOTHY KRANNACKER** requests a special exception to Section 14-16-3-19(A)(3)(a): a VARIANCE of 5ft to the required 5ft setback to allow for a fence exceeding 3ft in height for all or a portion of Lot A, Block 2, VIDAS zoned C-2, located on **2424 SAN MATEO BLVD NE (H-17) APPROVED**

15. **18ZHE-80055** **Project#** **TIMOTHY KRANNACKER** requests a special exception to Section 14-16-3-19(A)(3)(a): a VARIANCE of 5ft to the required 5ft setback to allow for a fence exceeding 3ft in height for all or a portion of Lot B, Block 2, VIDAS zoned C-2, located on **2424 SAN MATEO BLVD NE (H-17) APPROVED**
1011546
16. **18ZHE-80056** **Project#** **RICHARD HOLETS** requests a special exception to Section 14-16-2-6(E)(3)(b): a VARIANCE of 5 feet to the required 10 foot corner side yard for all or a portion of Lot 13 P-1, Block 7, Saltillo Unit 2 zoned R-1, located on **10805 ESMERALDA DR NW (A-10) APPROVED**
1011549
17. **18ZHE-80057** **Project#** **1400 GBSE LLC (RBA ARCHITECTURE, AGENT)** requests a special exception to Section 14-16-3-10(E)(8): a VARIANCE of 10ft to the required 10ft landscape buffer for a commercial project against a residential zone for all or a portion of Lot B GIBSON & MILES AREA, Block 0000, WOODWARD--HUGH B zoned C-1, located on **1400 GIBSON BLVD SE (L-15) APPROVED**
1011550
18. **18ZHE-80058** **Project#** **DIANA AMPARAN** requests a special exception to Section 14-16-2-6(B)(5): a CONDITIONAL USE to allow a family day care home for all or a portion of Lot 35, Gonzalez-H C Addn zoned R-1, located on **5711 FORTUNA RD NW (J-11) APPROVED**
1011551
19. **18ZHE-80059** **Project#** **DALE & MADELYNNE JOHNSON (DREAMSTYLE REMODELING, AGENT)** requests a special exception to Section 14-16-2-23(A) and 14-16-2-6(B)(12): CONDITIONAL USE to allow a proposed shade structure in the required rear setback for all or a portion of Lot 8, Village Green DR NE zoned R-D, located on **9731 VILLAGE GREEN NE (E-21) APPROVED**
1011552
20. **18ZHE-80060** **Project#** **CARY FORREST** requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow a carport in the front yard setback for all or a portion of Lot 8, Block 25, Inez Addn zoned R-1, located on **8304 CUTLER AVE NE (H-19) APPROVED WITH CONDITIONS**
1011554
21. **18ZHE-80061** **Project#** **AMANDA GRAHAM & GREG SMITH (CORY GREENFIELD, AGENT)** requests a special exception to Section 14-16-2-6(B)(3): CONDITIONAL USE to allow for a carport in the front yard setback for all or a portion of Lot 16, Block 65, Parkland Hills Addn zoned R-1, located on **4614 IDLEWILDE LN SE (L-17) DEFERRED**
1011555
22. **18ZHE-80062** **Project#** **MARK AND JOANNE PINKALLA** requests a special exception to Section 14-16-2-6(E)(1): a VARIANCE request of 4 feet 10 inches to the required 20 foot front yard setback for all or a portion of Lot 5, Block 22, Huning Castle Addn zoned R-1, located on **1608 SAN PATRICIO AVE SW (K-13) APPROVED**
1011558