



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

FRIDAY, MARCH 16, 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:

- | | | |
|----------------|-----------------------------------|---|
| 1. 18ZHE-80030 | Project#
1011514 | JOEL LOZANO requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for a carport within the required side yard setback for all or a portion of Lot 10, Block 4, SWIN & MARR ADDN zoned R-1, located on 1700 53RD ST NW (H11) |
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OLD BUSINESS:

- | | | |
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| 2. 17ZHE-80286 | Project#
1011483 | MAGGIE SEELEY (GREG SUCHOCKI, AGENT) requests a special exception to Section 14-16-2-6(B)(1): CONDITIONAL USE to allow for accessory living quarters in an R-1 zone for all or a portion of Lot 21, Block 52, University Heights zoned R-1, located on 407 AMHERST DR NE (K-16) |
| 3. 18ZHE-80011 | Project#
1011498 | LAVROVA OLGA requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 3ft to the allowable 3ft wall height within the front yard setback for all or a portion of Lot 2, Block 3, Sandia Plaza zoned R-1, located on 4807 GRANDE DR NW (F-14) |
| 4. 18ZHE-80012 | Project#
1011499 | ALEXANDRIA PADILLA requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 1ft 10in to the allowed 3ft in the front yard setback for all or a portion of Lot 3, Block 9, SKYVIEW WEST AMENDED REPLAT zoned R-1, located on 7524 FORSYTHE RD SW (K-10) |

NEW BUSINESS:

5. **18ZHE-80017** **Project#** **SACRAMENTO MONTOYA** requests a special exception to Section 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 9, Block 12, Hoffmantown Addn zoned R-1, located on **2713 PARSIFAL ST NE** (H-20)
1011502
6. **18ZHE-80018** **Project#** **MARY GALLEGOS** 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 9, Block 13, HOFFMANTOWN ADDN zoned R-1, located on **2722 PARSIFAL ST NE** (H-20)
1011503
7. **18ZHE-80019** **Project#** **RAFAEL DE LA ROSA** requests a special exception to Section 14-16-2-6(B)(14)(a): a CONDITIONAL USE to allow for a 5 ft wall in the required front yard setback for all or a portion of Lot 2C, Block 0000, GLENDALE GARDENS zoned R-1, located on **4709 UTE RD NW** (K-12)
1011505
8. **18ZHE-80020** **Project#** **HEIDI ANDERSON** requests a special exception to Section 14-16-2-5(B)(1) and 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 22A, Block 0000, ALVARADO GARDENS zoned RA-2, located on **2629 HARVEST LN NW** (G-13)
1011508
9. **18ZHE-80021** **Project#** **GEORGE C. WOOLLEY / RUDY B. ORTEGA** requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow a carport in the required front setback for all or a portion of Lot 3, Block F, Village Manor Addn zoned R-1, located on **2821 ALCAZAR ST NE** (H-19)
1011509
10. **18ZHE-80022** **Project#** **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)
1011510
11. **18ZHE-80023** **Project#** **DOUG MALECKI** requests a special exception to Section 14-16-2-6(E)(4)(a): VARIANCE request of 9ft 8in to the required 10ft side yard setback for all or a portion of Lot 8, Block 3, Stardust Skies Unit 2 zoned R-1, located on **7013 EDWINA AV NE** (G-19)
1011512
12. **18ZHE-80031** **Project#** **CHRISTOPHER AND PAULA WEST** 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 33, Block 8, HAINES PARK ADDN zoned R1, located on **3501 ASPEN AVE NE** (J16)
1011515
13. **18ZHE-80032** **Project#** **MANUEL & VIVIAN CRESPI (YOLANDA MONTOYA, AGENT)** requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for a existing carport in the required front yard setback for all or a portion of Lot 15, Block 8, GLENWAY PARK ADDITION zoned R1, located on **1735 TOWNER AVE NW** (H13)
1011516
14. **18ZHE-80033** **Project#** **RYAN WILKINSON** requests a special exception to Section 14-16-3-19(A)(2)(a): VARIANCE of 2ft to the 6ft max allowed wall height for a wall that faces a public right of way for all or a portion of Lot 1, Block 67, Bel-Air zoned R-1, located on **2933 ORTIZ DR NE** (H-18)
1011518
15. **18ZHE-80034** **Project#** **YEI ROGERS (SUSIE ROGERS, AGENT)** requests a special exception to Section 14-16-2-23 (A) and Barelás SDP pg. 71 & 14-16-2-9(A)(2): CONDITIONAL USE to allow for RT uses in a SU-2 R-1zone for all or a portion of Lot 24, Nuanes Addn zoned SU-2 R-1, located on **1311 BARELAS RD SW** (K-14)
1011519
16. **18ZHE-80035** **Project#** **SARAH COBB (CARTESIAN SURVEYS INC, AGENT)** requests a special exception to Section 14-16-2-5(D): a VARIANCE of 11 ft to the required 75 ft lot width for a proposed lot line adjustment for all or a portion of Lot 11, Block B, LUKE zoned RA-2, located on **1834 CHEROKEE RD NW** (G-13)
1011520

17. **18ZHE-80036** **Project#** **SARAH COBB (CARTESIAN SURVEYS INC, AGENT)** requests a SPECIAL EXCEPTION to Section 14-16-2-5(D): a VARIANCE of 63 sq ft to the required 10,890 sq ft lot size for a proposed lot line adjustment for all or a portion of Lot 11, Block B, LUKE zoned RA-2, located on **1834 CHEROKEE RD NW (G-13)**
1011520
18. **18ZHE-80037** **Project#** **MARLENA SHIRLEY (TIM WILDE, AGENT)** requests a special exception to Section 14-16-2-6(E)(1): a VARIANCE of 10 ft to the required 20 ft front yard setback for all or a portion of Lot 164C, Block 0000, SAUNDERS REPLAT TR164 zoned R-1, located on **1518 GRIEGOS RD NW (F-13)**
1011521
19. **18ZHE-80038** **Project#** **MARLENA SHIRLEY (TIM WILDE, AGENT)** requests a special exception to Section 14-16-3-19(A)(1)(a): a VARIANCE of 3 ft to the allowed 3 ft wall within the front yard setback for all or a portion of Lot 164C, Block 0000, SAUNDERS REPLAT TR164 zoned R-1, located on **1518 GRIEGOS RD NW (F-13)**
1011521
20. **18ZHE-80039** **Project#** **KATHY D. SHORES (AUSTINS CARPORTS / GILBERT AUSTIN, AGENT)** requests a special exception to Section 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 19, Block 2, North Carlisle Add zoned R-1, located on **4216 PALO DURO AVE NE (G-17)**
1011522
21. **18ZHE-80041** **Project#** **RUSS STEWARD** requests a special exception to Section 14-16-3-19(A)(3)(a): a VARIANCE of 3 ft to the allowed 3ft wall height when within 5 ft of public right of way for all or a portion of Lot 2, Block 0000, GORMAN zoned C-2, located on **2212 4TH ST NW (H-14)**
1011525