



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, December 15, 2015 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 L. 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) 924-3860.

PLEASE ADDRESS ALL CORRESPONDENCE TO:

Christopher L. Graeser, Esq.
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.*

OLD BUSINESS:

- | | | | |
|----|--------------------|-----------------------------|---|
| 1. | 15ZHE-80245 | Project#
1010601 | STEVE NUANEZ requests a special exception to Section 14-16-2-23-(A) and pg 85 LOS DURANES SDP and 14-16-3-19(A)(1)(c) : a VARIANCE to allow an existing 6 ft fence within 10 ft of the right away line in the side yard of a corner lot for all or a portion of Lot B, Romero-Josh zoned SU-2 LD RA-2, located on 2807 CAMILO LA NW (H-12) |
| 2. | 15ZHE-80246 | Project#
1010601 | STEVE NUANEZ requests a special exception to Section 14-16-2-23(A) and pg 85 LOS DURANES SDP and 14-16-3-19(A)(2)(a) : a VARIANCE request of 3 ft to the maximum 3 ft height allowed in the front yard setback area for an existing 6 ft fence for all or a portion of Lot B, Romero-Josh zoned SU-2 LD RA-2, located on 2807 CAMILO LA NW (H-12) |
| 3. | 15ZHE-80271 | Project#
1010635 | PERI PAKROO (JOE SILVA, AGENT) requests a special exception to Section 14-16-2-23 and 14-16-2-6(E)(5) & pg 92 DOWNTOWN NEIGHBORHOOD AREA SDP : a VARIANCE of 15 ft to the required 15 ft rear yard setback for an existing house for all or a portion of Lot 3, Block 2, Chacon Addn zoned SU-2 DNA-SF, located on 614 17TH ST NW (J-13) |
| 4. | 15ZHE-80272 | Project#
1010635 | PERI PAKROO (JOE SILVA, AGENT) requests a special exception to Section 14-16-2-23 and 14-16-2-6(E)(5) & pg 92 DOWNTOWN NEIGHBORHOOD AREA SDP : a VARIANCE of 5 ft to the required 5 ft side yard setback for an existing house for all or a portion of Lot 3, Block 2, Chacon Addn zoned SU-2 DNA-SF, located on 614 17TH ST NW (J-13) |

NEW BUSINESS:

5. **15ZHE-80276** **Project#** **MIKE MARES** requests a special exception to Section 14-16-2-6(B)(3) : a **1010642** **CONDITIONAL USE** to allow an existing carport in the required front setback area for all or a portion of Lot A, Barnes-EA zoned R-1, located on **854 LOS ARBOLES AV NW (G-14)**
6. **15ZHE-80277** **Project#** **ESTELLA T LENICKE (C J & J CONSTRUCTION, LLC, AGENT)** requests a special exception to Section 14-16-2-6(E)(5)(a) : a **1010645** **VARIANCE** of 5 ft to the required 15 ft rear yard setback for all or a portion of Lot 14, Block 26, Mesa Park zoned R-1, located on **725 CALIFORNIA ST SE (L-18)**
7. **15ZHE-80278** **Project#** **SANG DOUNG** requests a special exception to Section 14-16-2-6(B)(3) : a **1010648** **CONDITIONAL USE** to allow an existing carport in the front setback area for all or a portion of Lot 10, Block 20, Altamont Addn zoned R-1, located on **3412 CUERVO DR NE (G-18)**
8. **15ZHE-80279** **Project#** **JANE CARLTON** requests a special exception to Section 14-16-3-5(C)(2)(b) : a **1010653** **VARIANCE** of 10 ft to the required 10 ft distance from property line for a proposed monument sign for all or a portion of Lot 8A, Block 9, Baron Burg Heights zoned C-1, located on **730 SAN MATEO BLVD SE (L-17)**
9. **15ZHE-80280** **Project#** **LAUREN GRIEGO (RONNIE VARELA, AGENT)** requests a special exception to Section 14-16-2-6(B)(3) : a **1010657** **CONDITIONAL USE** to allow for a carport in the front yard setback for all or a portion of Lot 14, Block 1, Brister Stripe Addn zoned R-1, located on **4502 15TH CT NW (F-14)**
10. **15ZHE-80281** **Project#** **HENRY CHAN** requests a special exception to Section 14-16-3-19(A)(2)(a) : a **1010658** **VARIANCE** of 3 ft to the maximum 3 ft height allowed in the front yard setback for an existing fence for all or a portion of Lot 8C2, Block 41, Broad Acres zoned R-2, located on **3101 PENNSYLVANIA ST NE (G-19)**
11. **15ZHE-80282** **Project#** **LISA SKOLER** requests a special exception to Section 14-16-2-6(B)(7) : a **1010659** **CONDITIONAL USE** to allow counseling as a home occupation in a R-1 zone for all or a portion of Lot 6, Block 4, Wagner-WJ zoned R-1, located on **1822 PALOMAS DR NE (J-18)**
12. **15ZHE-80283** **Project#** **STEVEN HORNE (MAJESTIC HOMES, AGENT)** requests a special exception to Section 14-16-2-6(E)(4)(a) : a **1010660** **VARIANCE** of 9 ft to the required 10 ft side yard setback for an existing porch to allow a proposed garage addition for all or a portion of Lot 16, Block 4, Holiday Park Unit 3 zoned R-1, located on **11525 BAR HARBOR PL NE (G-22)**
13. **15ZHE-80284** **Project#** **SHANNON PARKS** requests a special exception to Section 14-16-2-6(E)(4)(a) : a **1010661** **VARIANCE** of 8 ft to the required 10 ft side yard setback for a proposed garage addition for all or a portion of Lot 14, Block 10, La Hacienda Addn zoned R-1, located on **745 MORNINGSIDE DR NE (J-17)**
14. **15ZHE-80285** **Project#** **ROSE MARIN (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 85, LOS DURANES SDP, SUR/LD RA-2 (A) : a **1010662** **VARIANCE** of 0.0576 acre to the required minimum 1 acre for a proposed PCD Development for all or a portion of Lot 195, 194B, and 194A1A7B, MRGCD Map No 35 zoned SU-2 LD/RA-2, located on **2929 DURANES RD NW (H-12)**
15. **15ZHE-80286** **Project#** **HEAD START ENTERPRISES LIMITED PARTNERSHIP/DBA CAR CRAFTERS (GARCIA/KRAEMER & ASSOCIATES, AGENT)** requests a special exception to Section 14-16-2-23(A) and Pg 38(e)(5) North I-25 SDP : a **1010663** **VARIANCE** request of 24 in to the maximum 18 in letter height/width allowed for proposed new wall sign for all or a portion of Lot 8C, Block 18, N Abq Acres TR A Unit B zoned SU-2 M-1 or SU-2 RC, located on **5600 HOLLY AV NE (C-18)**