



HEARING ON SPECIAL EXCEPTIONS  
TO THE COMPREHENSIVE CITY ZONING CODE

**ZONING HEARING EXAMINER'S AGENDA**

TUESDAY, December 20, 2016 9:00 A.M.

**IF YOU ARE AGENDA ITEMS #1 THRU #23**  
**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>16ZHE-80273</b> | <b>Project#</b><br><b>1011019</b> | <b>REGIONS BEYOND INC (DAC ENTERPRISES INC, AGENT)</b> requests a special exception to Section 14-16-2-23(A) and 14-16-2-17(A)13 and pg 73 BARELAS SDP : a CONDITIONAL USE to allow for an events center in SU-2 NCR zone for all or a portion of Lot A, Atlantic & Pacific Addn zoned SU-2 NCR, located on <b>907 4TH ST SW (K-14)</b> |
|----|--------------------|-----------------------------------|---|

**OLD BUSINESS:**

- |    |                    |                                   |  |
|----|--------------------|-----------------------------------|--|
| 2. | <b>16ZHE-80249</b> | <b>Project#</b><br><b>1010993</b> | <b>GEORGETTE AND ROBERT GURULE (GARCIA/KRAEMER &amp; ASSOCIATES, AGENT)</b> requests a special exception to Section 14-16-2-23 (A) and pg 86 (D)(1) Los Duranes SDP : a VARIANCE of 9 ft to the minimum 10 ft sideyard setback to allow an existing storage room addition for all or a portion of Lot 25, Zickert Addn zoned SU-2 LD RA-2, located on <b>1800 ZICKERT PL NW (H-12)</b> |
|----|--------------------|-----------------------------------|--|

3. **16ZHE-80263**      **Project#**      **MICHAEL DONOGHUE** requests a special exception to Section 14-16-2-8(E)(4)(a) : a VARIANCE of 2 ft 8 in to the required 15 ft rear setback for all or a portion of Lot 64, Prima Entrada zoned SU-2 R-LT, located on **800 MIRASOL CT NW (J8)**  
**1011007**
4. **16ZHE-80277**      **Project#**      **H L WHEATON** requests a special exception to Section 14-16-3-3(A)(7)(a) : a VARIANCE of 30 ft to the required 35 ft to allow a proposed new 25 ft house for all or a portion of Lot 20, Block 54, University Heights zoned R-1, located on **309 CARLISLE BLVD SE (K-16)**  
**1011025**
5. **16ZHE-80281**      **Project#**      **DAVID GONZALES (LARRY W MEDRANO, AGENT)** requests a special exception to Section 14-16-2-6-(D)(2)(b) : a VARIANCE of 1152 sq ft to allow for two lots for the required 6,000 sq ft lot size for all or a portion of Lot 1, Block 2, Franklin Addn zoned R-1, located on **1302 VAN CLEAVE RD NW (G-14)**  
**1011029**
6. **16ZHE-80287**      **Project#**      **DENNIS BLEY AND LESLIE BOWEN (GARCIA/KRAEMER & ASSOCIATES, AGENT)** requests a special exception to Section 14-16-2-6(B)(1) : a CONDITIONAL USE to allow an existing accessory living quarters for all or a portion of Lot 22, Block 53, University Heights zoned R-1, located on **405 CARLISLE BLVD SE (K-16)**  
**1011035**
7. **16ZHE-80289**      **Project#**      **SAIFI TALEBREZA (JEFF LANG, AGENT)** requests a special exception to Section 14-16-2-6(E)(1) : a VARIANCE of 10 ft to the 20 ft front setback required for a proposed new house for all or a portion of Lot 20A1, Block 1, Candlelight Foothills Unit 1 zoned R-1, located on **13915 LOMAS BLVD NE (J-13)**  
**1011037**

**NEW BUSINESS:**

8. **16ZHE-80292**      **Project#**      **PHILLIP J. HERRERA (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-14(A) and 14-16-2-6(B)(3) : a CONDITIONAL USE to allow for a proposed carport in the front yard setback. for all or a portion of Lot 8, Block 1, Prairie Ridge Unit 6 zoned R-D, located on **6325 VIA CORTO DEL SUR NW (E-12)**  
**1011040**
9. **16ZHE-80293**      **Project#**      **RICHARD DELGADO** requests a special exception to Section 14-16-2-9(B) and 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 5-P1, Block 3, Trails West zoned R-T, located on **3904 DIABLO TRAIL PL NW (B-13)**  
**1011044**
10. **16ZHE-80294**      **Project#**      **JESSE BOYD (JAMES AUSTIN, AGENT)** requests a special exception to Section 14-16-3-3(B)(2)(e) : a VARIANCE of 5 ft 8 in to the required 10 ft separation to allow a proposed accessory structure for all or a portion of Lot A, Grande--Charles Heirs of zoned R-1, located on **4317 GRANDE DR NW (G-14)**  
**1011045**
11. **16ZHE-80247**      **Project#**      **RICHARD QUANZ DBA QUANZ AUTO CARE (DAC ENTERPRISES INC, AGENT)** requests a special exception to Section 14-16-2-22(F), 14-16-2-23(A) and Pg 3 Coors Corridor : a VARIANCE of 17 ft to the 9 ft in height to allow a proposed new freestanding sign for all or a portion of Lot G, Block D, Rancho Sereno Unit 3 zoned SU-1 PDA to include C-3 uses, located on **9111 EAGLE RANCH RD NW (C-12)**  
**1010991**
12. **16ZHE-80320**      **Project#**      **RICHARD QUANZ DBA QUANZ AUTO CARE (DAC ENTERPRISES INC, AGENT))** requests a special exception to Section 14-16-2-22(F), 14-16-2-23(A) and Pg 113 Coors Corridor : a VARIANCE of 150 sq ft to the 75 sq ft in size to allow a proposed new freestanding sign for all or a portion of Lot G, Block D, Rancho Sereno Unit 3 zoned SU-1 PDA to include C-3 uses, located on **9111 EAGLE RANCH RD NW (C-12)**  
**1010991**

13. **16ZHE-80321**      **Project#**      **RICHARD QUANZ DBA QUANZ AUTO CARE (DAC ENTERPRISES INC, AGENT)** requests a special exception to Section 14-16-3-5(C)(2)(d) : a VARIANCE of 373 ft to the 660 ft required to allow a proposed electronic freestanding sign within the Coors Corridor Plan for all or a portion of Lot G, Block D, Rancho Sereno Unit 3 zoned SU-1 PDA to include C-3 uses, located on **9111 EAGLE RANCH RD NW (C-12)**
  
14. **16ZHE-80295**      **Project#**      **AMY AND BEN STURGE** requests a special exception to Section 14-16-2-23(A) and pg 31(B)(2) Huning Highland SDP : a CONDITIONAL USE to allow R-T uses in a SU-2 MR zone for all or a portion of Lot 1, Block 19, Huning Highlands Addn zoned SU-2 MR, located on **301 WALTER ST SE (K-14)**
  
15. **16ZHE-80296**      **Project#**      **AMY AND BEN STURGE** requests a special exception to Section 14-16-2-9(D)(1) : a VARIANCE of 2100 ft when 3600 ft lot size is required for all or a portion of Lot 1, Block 19, Huning Highlands Addn zoned SU-2 MR, located on **301 WALTER ST SE (K-14)**
  
16. **16ZHE-80297**      **Project#**      **AMY AND BEN STURGE** requests a special exception to Section 14-16-2-23(A) and pg 31 (A)(1) : a VARIANCE of 9.5 ft when a 10 ft front yard setback is required for all or a portion of Lot 1, Block 19, Huning Highlands Addn zoned SU-2 MR, located on **301 WALTER ST SE (K-14)**
  
17. **16ZHE-80298**      **Project#**      **AMY AND BEN STURGE** requests a special exception to Section 14-16-2-9(E)(3)(a) : a VARIANCE of 10 ft to the required 10 ft corner side yard setback for all or a portion of Lot 1, Block 19, Huning Highlands Addn zoned SU-2 MR, located on **301 WALTER ST SE (K-14)**
  
18. **16ZHE-80299**      **Project#**      **AMY AND BEN STURGE** requests a special exception to Section 14-16-2-9(D)(3) : a VARIANCE of 7 ft to the 36 ft lot width requirement for all or a portion of Lot 1, Block 19, Huning Highlands Addn zoned SU-2 MR, located on **301 WALTER ST SE (K-14)**
  
19. **16ZHE-80300**      **Project#**      **AMY AND BEN STURGE** requests a special exception to Section 14-16-2-9(E)(3)(a) : a VARIANCE of 6 ft to the required 10 ft corner side yard setback for all or a portion of Lot 1, Block 19, Huning Highlands Addn zoned SU-2 MR, located on **301 WALTER ST SE (K-14)**
  
20. **16ZHE-80301**      **Project#**      **THOMAS KELLY (KELSEY MORGAN (AFFORDABLE-SOLAR), AGENT)** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a proposed carport in the required sideyard setback for all or a portion of Lot A-1, Block 14, Vista Larga zoned R-1, located on **1601 HARVARD DR NE (J-15)**
  
21. **16ZHE-80302**      **Project#**      **VESTAL SHANDRA** requests a special exception to Section 14-16-3-3(B)(2)(h) : a VARIANCE of 3 ft 6 in to the required 5 ft distance to a lot line to allow a proposed pool for all or a portion of Lot 8, El Nido Addn zoned R-1, located on **2305 EL NIDO CT NW (H-13)**
  
22. **16ZHE-80303**      **Project#**      **DOUGLAS FLINT** requests a special exception to Section 14-16-2-22(B)(25)(a) and 14-16-2-6(B)(14): CONDITIONAL USE to allow for a 4 ft wall in the front yard setback. for all or a portion of Lot 97, Pino Vista @ Academy Hills zoned SU-1 PRD, located on **6415 ADMIRAL RICKOVER DR NE (E-21)**
  
23. **16ZHE-80304**      **Project#**      **FRIENDS OF THE FRANCISCAN FRIARS (NCA ARCHITECTS, AGENT)** requests a special exception to Section 14-16-3-19(A)(3)(a) : a VARIANCE of 3 ft to the allowed 3 ft at the property line for a proposed wall for all or a portion of Lot A, Block 13, Washington Business Park zoned C-1, located on **404 SAN MATEO BLVD NE (K-17)**

\*\*\*\*\***LUNCH BREAK**\*\*\*\*\*

**HEARING WILL RESUME PROMPTLY**  
**AT 1:30 P.M. WITH ITEM #24**

**IF YOU ARE AGENDA ITEMS #24 thru #39**

**PLEASE COME TO THE HEARING AT 1:30 P.M.**

24. **16ZHE-80305**      **Project#**      **KAREN DAWSON** requests a special exception to Section 14-16-2-6(B)(7)  
**1011056**      : a **CONDITIONAL USE** to allow Health care (Acupuncture practice) in a residential zone for all or a portion of Lot 27, Block 5, Glenwood Hills Addn, Unit 2, zoned R-1, located on **13313 CEDARBROOK AV NE** (F-23)
25. **16ZHE-80306**      **Project#**      **GERARD SIMMONS** requests a special exception to Section 14-16-3-3(B)(2)(e) : a **VARIANCE** request of 4 ft 9 in to the required 10 ft separation for all or a portion of Lot 7, Block 10, Victory Addn First Unit Of, zoned R-1, located on **2731 SANTA MONICA AV SE** (L-16)
26. **16ZHE-80309**      **Project#**      **DORA MARTINEZ** requests a special exception to Section 14-16-2-6(E)(4)(a): a **VARIANCE** of 3 ft 10 in to the required 5 ft side yard setback to allow for an existing addition for all or a portion of Lot 34, Block 15, Sandia Plaza zoned R-1, located on **709 DELAMAR AV NW** (F-14)
27. **16ZHE-80311**      **Project#**      **GUY GEMMER** requests a special exception to Section 14-16-3-3(B)(2)(e) : a **VARIANCE** of 3 ft 6 in to the 10 ft separation required for all or a portion of Lot 2, Block 39, University Heights zoned OR-1, located on **204 RICHMOND DR SE** (K-16)
28. **16ZHE-80312**      **Project#**      **ED LEE AMADOR** requests a special exception to Section 14-16-3-3(B)(2)(e) : a **VARIANCE** of 7 ft to the required 10 ft separation for an existing accessory structure for all or a portion of Lot 22, Block 3, Garcia Addn, zoned S-R, located on **1224 11TH ST NW** (J-13)
29. **16ZHE-80314**      **Project#**      **MARIBEL RODRIGUEZ** requests a special exception to Section 14-16-2-8(B)(1) and 14-16-2-6(B)(5) a **CONDITIONAL USE** to allow 12 children for a Home Daycare for all or a portion of Lot 83, Stormcloud Unit 1 zoned SU-2 R-LT, located on **1415 SUMMER BREEZE DR NW** (J-8)
30. **16ZHE-80318**      **Project#**      **EDWARD & KAY BOCIAN** requests a special exception to Section 14-16-2-6(E)(3)(b) : a **VARIANCE** of 6 ft 10 in to the required 10 ft corner side yard setback for a proposed addition for all or a portion of Lot 9, Block 13, Ridgecrest Addn zoned R-1, located on **1611 RIDGECREST CIR SE** (L-17)
31. **16ZHE-80307**      **Project#**      **AMERCO REAL ESTATE COMPANY (CONSENSUS PLANNING, AGENT)**  
**1011058** requests a special exception to Section 14-16-2-17(A)(10)(d)(2) : a **VARIANCE** of 4 ft 6 in to the maximum 30 ft height to allow a proposed wall mounted sign for all or a portion of Lot 306A, Town of Atrisco Grant Unit 8 zoned SU-1 For Permissive C-2 Uses Excluding Residential Uses, located on **1801 ATRISCO DR NW** (H-11)
32. **16ZHE-80308**      **Project#**      **AMERCO REAL ESTATE COMPANY (CONSENSUS PLANNING, AGENT)**  
**1011058** requests a special exception to Section 14-16-2-17(A)(10)(d)(1) : a **VARIANCE** of 14 ft to the 26 ft max height allowed for a proposed free standing sign for all or a portion of Lot 306A, Town of Atrisco Grant Unit 8 zoned SU-1 For Permissive C-2 Uses Excluding Residential Uses, located on **1801 ATRISCO DR NW** (H-11)

33. **16ZHE-80310**      **Project#**      **AMERCO REAL ESTATE COMPANY (CONSENSUS PLANNING, AGENT)**  
**1011058**      requests a special exception to Section 14-16-2-23(A) and pg. 113 Coors  
Corridor : a VARIANCE of 123 sq ft to the max 75 sq ft to allow a proposed  
free standing sign for all or a portion of Lot 306A, Town of Atrisco Grant  
Unit 8 zoned SU-1 For Permissive C-2 Uses Excluding Residential Uses,  
located on **1801 ATRISCO DR NW** (H-11)
34. **16ZHE-80313**      **Project#**      **12000 CONSTITUTION LLC (JACQUELINE FISHMAN, AICP, AGENT)**  
**1011062**      requests a special exception to Section 14-16-2-16-(B)(6) : a CONDITIONAL  
USE to allow for a Drive- up service window for a restaurant for all or a  
portion of Lot 1-4, Block 3, ROYAL HEIGHTS zoned C-1, located on **12000**  
**CONSTITUTION AV NE** (J-22)
35. **16ZHE-80319**      **Project#**      **SUPERIOR LAND INVESTMENTS LLC (JAMES STROZIER, AGENT)**  
**1011072**      requests a special exception to Section 14-16-2-14(B) and 14-16-2-  
9(E)(3)(a) : VARIANCE of 5 ft to the 10 ft corner side setback required on  
proposed new lot 2 for all or a portion of Lot 32, Block 11, Tract(s) 1, N Abq  
Acres Tract 1 Unit 3 zoned RD 7DU/A, located on **7601 GLENDALE AV**  
**NE** (B-19)
36. **16ZHE-80282**      **Project#**      **TOM WADE (JAMES STROZIER, AGENT)** requests a special exception to  
**1011030**      Section 14-16-2-23(A) and pg 70 (4)(b) UNIVERSITY NEIGHBORHOODS  
SDP : a VARIANCE of 8.81 ft to the required 48 ft lot width to allow two  
dwelling units on one lot for all or a portion of Lot 1D, Block 10, University  
Heights zoned SU-2 DR, located on **2320 SILVER AV SE** (K-16)
37. **16ZHE-80283**      **Project#**      **TOM WADE (JAMES STROZIER, AGENT)** requests a special exception to  
**1011031**      Section 14-16-2-23(A) and pg 70(4)(b) UNIVERSITY NEIGHBORHOODS  
SDP : a VARIANCE of 13.8 ft to the required 48 ft lot width to allow two  
dwelling units on one lot for all or a portion of Lot 1C, Block 10, University  
Heights zoned SU-2 DR, located on **2324 SILVER AV SE** (K-16)
38. **16ZHE-80284**      **Project#**      **TOM WADE (JAMES STROZIER, AGENT)** requests a special exception to  
**1011032**      Section 14-16-2-23(A) and pg 70(4)(b) UNIVERSITY NEIGHBORHOODS  
SDP : a VARIANCE of 13.8 ft to the required 48 ft lot width to allow two  
dwelling units on one lot for all or a portion of Lot 1A, Block 10, University  
Heights zoned SU-2 DR, located on **2332 SILVER AV SE** (K-16)
39. **16ZHE-80285**      **Project#**      **TOM WADE (JAMES STROZIER, AGENT)** requests a special exception to  
**1011033**      Section 14-16-2-23(A) and pg 70(4)(b) UNIVERSITY NEIGHBORHOODS  
SDP : a VARIANCE of 13.8 ft to the required 48 ft lot width to allow two  
dwelling units on one lot for all or a portion of Lot 1B, Block 10, University  
Heights zoned SU-2 DR, located on **2328 SILVER AV SE** (K-16)