



HEARING ON SPECIAL EXCEPTIONS TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, February 16, 2016 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.

INTERPRETER REQUIRED:

- 1. *IR* 15ZHE-80288 Project# 1010677 MARLO PRIETO/ RENE PRIETO requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 3 ft to the required 3 ft wall height in the front yard setback for all or a portion of Lot 23-P1, Block 4, Sunrise Meadows Unit 2 zoned R-T, located on 839 TERRACOTTA PL SW (L-9)

NEW BUSINESS:

- 2. 15ZHE-80293 Project# 1010688 GUARDIAN STORAGE (CONSENSUS PLANNING, AGENT) requests a special exception to Section 14-16-2-16(B)(21) : a CONDITIONAL USE to allow storage of household goods, equipment or material reasonable to neighborhood function in a C-1(SC) zone for all or a portion of Lot 1, Bosque Plaza zoned C-1(SC), located on 3600 BOSQUE PLAZA LA NW (D-12)
- 3. 15ZHE-80290 Project# 1010684 MIGUEL CISNEROS (RONALD J. HENSLEY, AGENT) requests a special exception to Section 14-16-2-17(B)(3) : a CONDITIONAL USE to allow for a church in a C2 zone for all or a portion of Lot 1,2,3,& 4, Block 14, Sandia Plaza zoned C-2 OR SU-2 NFMX, located on 4903 4TH ST NW (F14)

4. **15ZHE-80291** **Project#** **ALICIA MEIERING (EDWARD GARCIA, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 73 UNIVERSITY NEIGHBORHOODS SDP, 14-13-2-16(B)(13) : a CONDITIONAL USE to allow outdoor storage or activity for all or a portion of Lot 13, Block 1, University Heights zoned SU-2 R3C, located on **147 HARVARD DR SE** (K-15)
WITHDRAWN **1010686**
5. **15ZHE-80292** **Project#** **JOE A SANCHEZ** requests a special exception to Section 14-16-2-6(E)(4)(a) : a VARIANCE request of 7 ft to the 10 ft side setback required to allow a proposed addition for all or a portion of Lot 10, Block 49A, Four Hills Village 19th Installment zoned R-1, located on **1637 SOPLO RD SE** (N-23)
1010687
6. **15ZHE-80294** **Project#** **ANGELA GABEL (RICHARD BURD, AGENT)** requests a special exception to Section 14-16-2-6(E)(3)(a) : a VARIANCE of 10 ft to the 20 ft side setback required on a corner lot which rear yard abuts a front yard for all or a portion of Lot 3, Block 8, Victory Addn First Unit of zoned R-1, located on **1017 VASSAR DR SE** (L-16)
1010689
7. **15ZHE-80295** **Project#** **JOHN KRUSE** requests a special exception to Section 14-16-2-12 (E)(2) : a VARIANCE of 4 ft to the required 5 ft side yard setback for a proposed addition for all or a portion of Lot 1, Block 8, Buena Ventura zoned R-3, located on **120 GLORIETA ST NE** (K-20)
1010690
8. **15ZHE-80296** **Project#** **J. CALDEIRA & P. MAFFEI (M. BELL / NIQUE'SCAPES, AGENT)** requests a special exception to Section 14-16-2-6(B)(14) : a CONDITIONAL USE to allow a 5 ft fence in the required front setback area for all or a portion of Lot 16, Block 32, Tract(s) 25, Heights Reservoir Addn zoned R-1, located on **520 WASHINGTON ST NE** (K-17)
1010691
9. **15ZHE-80297** **Project#** **HOLLIS C HEDLUND (GRISelda MORALES, AGENT)** requests a special exception to Section 14-16-2-16(B)(13) : a CONDITIONAL USE to allow for the outdoor display, storage and repair of tires in a SU 2/ C-1 zone for all or a portion of Lot 10, Block 8, Buena Vista Heights zoned SU-2 C-1, located on **501 YALE BLVD SE** (K-15)
1010692
10. **15ZHE-80298** **Project#** **NOLAN AND CHANTEL ALEXANDER (ANTHONY LOPES, AGENT)** requests a special exception to Section 14-16-2-6-(E)(1) : a VARIANCE of 20 ft to the required 20 ft front yard setback area for a proposed garage addition for all or a portion of Lot 9, Block 14, Broad Acres zoned R-1, located on **2705 MESILLA ST NE** (H-19)
1010694
11. **15ZHE-80299** **Project#** **ROMELIA MARQUEZ CERA (RAUL DOMINGUEZ, AGENT)** requests a special exception to Section 14-16-2-6-(E)(3)(b) : a VARIANCE request of 5 ft to the 10 ft side setback required for a proposed new home for all or a portion of Lot 1, Block 15, La Mesa Extension zoned R-1, located on **401 ALCAZAR ST NE** (K-19)
1010695
12. **15ZHE-80300** **Project#** **LINDA MACKIE** requests a special exception to Section 14-16-2-6(E)(4)(a) : a VARIANCE of 4 ft 6 in to the required 10 ft side yard setback for a proposed addition for all or a portion of Lot 31, Block E, Sombra Del Monte zoned R-1, located on **2713 UTAH ST NE** (H-19)
1010701
13. **16ZHE-80002** **Project#** **JOSEPH LOPEZ** requests a special exception to Section 14-16-2-6(B)(14)(a) : a CONDITIONAL USE to allow a 5 ft fence in the front setback area for all or a portion of Lot 1, Block 23, Belair zoned R-1, located on **2845 MADISON ST NE** (H-17)
1010706
14. **16ZHE-80003** **Project#** **ALAN R DIREEN (GENBUILD CORPORATION, AGENT)** requests a special exception to Section 14-16-2-6(E)(4)(a) : a VARIANCE of 8 ft to the required 8 ft side yard setback for all or a portion of Lot 18-A, Block 35, Brentwood Hills zoned R-1, located on **2720 LA CHARLES DR NE** (H-22)
1010708
15. **16ZHE-80004** **Project#** **DALILA SOLIS (RAFAEL RODRIGUEZ, AGENT)** requests a special exception to Section 14-16-3-19(A)(2)(a)(2) : a VARIANCE of 4 ft 8 in to the maximum 6 ft height allowed for a proposed wall facing the public right of way for all or a portion of Lot 1, Block 10, Wells Sandia Manor zoned R-1, located on **14300 SKYLINE RD NE** (L-23)
1010709

16. **16ZHE-80005** **Project#** **VINCENT ACEVEDO** requests a special exception to Section 14-16-3-3(B)(2)(d) : a VARIANCE request of 3 ft 6 in to the 10 ft building separation required to allow a proposed accessory building for all or a portion of Lot 8-P1, Block 7, Puno De Tierra Estates Unit 1 zoned R-D, located on **7128 DONA ANGELICA AV SW (M-10)**

*******LUNCH BREAK*******

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #17

IF YOU ARE AGENDA ITEMS #17-#28

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

17. **16ZHE-80006** **Project#** **OLEN AND ROBIN CURL(DREAMSTYLE REMODELING, 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 area for all or a portion of Lot 18, Block 22, Monterey Hills Addn No 2 zoned R-1, located on **2929 SANTA CRUZ AV SE (L-16)**
18. **16ZHE-80007** **Project#** **JOHN GRAY** 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 22, Block 4, Tara zoned R-1, located on **10709 NELLE AV NE (G-21)**
19. **16ZHE-80008** **Project#** **KADAMPA MEDITATION CENTER NEW MEXICO (KELSANG MENLA, AGENT)** requests a special exception to Section 14-16-3-19(A)(3)(a) : a VARIANCE of 3 ft to the required 3 ft wall height for a wall within the required 5 ft of the property line for all or a portion of Lot 38A1, Block 41, Valley View Addn zoned CCR-3, located on **142 MONROE ST NE (K17)**
20. **16ZHE-80009** **Project#** **JONATHAN MARBURY** requests a special exception to Section 14-16-2-6(E)(4)(a) : a VARIANCE of 1 ft 6 in to the required 5 ft side yard setback for all or a portion of Lot 7, Block G, Mesa Arriba Addn zoned R-1, located on **3424 PIERMONT DR NE (G-20)**
21. **16ZHE-80010** **Project#** **JAMES NELSON** requests a special exception to Section 14-16-2-6(E)(1) : a VARIANCE of 8 ft to the required 20 ft front yard setback for proposed addition for all or a portion of Lot 28, Block 22, Holiday Park Unit 7 zoned R-1, located on **3421 TAHOE ST NE (G-22)**
22. **16ZHE-80011** **Project#** **ALFONSO AGUILAR (RYAN HEBERT, AGENT)** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a proposed carport in the required front setback area for all or a portion of Lot 23, Claremont zoned R-1, located on **2604 HIAWATHA DR NE (H-22)**
23. **16ZHE-80012** **Project#** **DE LA VEGA JULIETA** requests a special exception to Section 14-16-2-6(E)(1) : a VARIANCE request of 2 ft 4 in to the 20 ft front setback required to allow an existing addition for all or a portion of Lot 8, Block 5, Mayflower Heights zoned R-1, located on **135 57TH ST SW (K-11)**
24. **16ZHE-80013** **Project#** **DE LA VEGA JULIETA** requests a special exception to Section 14-16-2-6(E)(4)(a) : a VARIANCE request of 5 ft to the 5 ft side setback required to allow an existing addition for all or a portion of Lot 8, Block 5, Mayflower Heights zoned R-1, located on **135 57TH ST SW (K-11)**

25. **16ZHE-80014** **Project#** **ANTHONY STOREY** requests a special exception to Section 14-16-2-6(E)(5)(a) : a VARIANCE of 10 ft to the required 15 ft rear yard setback area for a proposed Single Family Dwelling for all or a portion of Lot 27-C, MRGCD MAP 40 zoned R-1, located on **717 CROMWELL AV SW** (K-13)
1010719
26. **16ZHE-80015** **Project#** **JOANN ALBRECHT, DAVID AMBURGEY, RACHEL BOWEN (STEVE**
1010720 **HALE, AGENT)** requests a special exception to Section 14-16-2-6(B)(11) : a CONDITIONAL USE to allow for a 2nd kitchen in a dwelling for all or a portion of Lot 5P2, Simpatico zoned R-1, located on **5124 GUADALUPE TR NW** (F-14)
27. **16ZHE-80016** **Project#** **MEREDITH EDDY** requests a special exception to Section 14-16-2-6(B)(7)
1010721 : a CONDITIONAL USE to allow personal training as a home occupation for all or a portion of Lot 6, Block A, Cenaroca zoned R-1, located on **600 TURNER DR NE** (K-23)
28. **16ZHE-80017** **Project#** **LILLY FERNANDEZ** requests a special exception to Section 14-16-3-19(A)(2) : a VARIANCE request of 3 ft to the 3 ft max wall height to allow an existing wall in the required front setback area for all or a portion of Lot 1, Block A, Desert Spings Unit 2 zoned R-LT, located on **7800 BLUE AVENA AV SW** (M-10)
1010722