



HEARING ON SPECIAL EXCEPTIONS  
TO THE COMPREHENSIVE CITY ZONING CODE

**ZONING HEARING EXAMINER'S AGENDA**

TUESDAY, June 16, 2015 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**

*Joshua J. Skarsgard, Esq., Zoning Hearing Examiner*  
*Lorena Patten-Quintana, Planner*  
*Angel Vallejos, Administrative Assistant*

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**For Inquiries Regarding This Agenda, Please Call Planning Dept. at (505) 924-3860.**

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**PLEASE ADDRESS ALL CORRESPONDENCE TO:**

***Joshua J. Skarsgard, Esq.***  
***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>*IR* 15ZHE-80062</b> | <b>Project# 1010416</b> | <b>GUADALUPE TENA</b> requests a special exception to Section 14-16-2-6 (B)(3): a VARIANCE of 15' to the required 15' front yard setback for proposed addition for all or a portion of Lot 28A, Block 7, Tract(s) Unit 2, PUNO DE TIERRA ESTATES zoned R-D, located on <b>1519 DONA ARCELIA ST SW (M10)</b>                    |
| 2. | <b>*IR* 15ZHE-80063</b> | <b>Project# 1010416</b> | <b>GUADALUPE TENA</b> requests a special exception to Section 14-16-2-6 (B)(3): a CONDITIONAL USE to allow a carport in the front yard setback area for all or a portion of Lot 28A, Block 7, Tract(s) Unit 2, PUNO DE TIERRA ESTATES zoned R-D, located on <b>1519 DONA ARCELIA ST SW (M10)</b>                               |
| 3. | <b>*IR* 15ZHE-80146</b> | <b>Project# 1010469</b> | <b>FLORA FERNANDEZ</b> requests a special exception to Section pg 45 SOUTH BROADWAY(I)(A)(1) and 14-16-2-6(B)(14)(a)(2) : a CONDITIONAL USE to allow a 5' wall at property line in the required front setback for all or a portion of Lot 1, Block 1, MARIPOSA ADDN zoned SU-2 MR, located on <b>1823 WILLIAM ST SE (L-14)</b> |

**OLD BUSINESS:**

- |    |                    |                         |  |
|----|--------------------|-------------------------|--|
| 4. | <b>15ZHE-80035</b> | <b>Project# 1010386</b> | <b>MATTHEW L. MCGUIRE</b> requests a special exception to Section 14-16-3-3(B)(e): a VARIANCE of 3.5' to the required 10' separation for a proposed accessory building for all or a portion of Lot 1, Block B, CASA GRANDE MANOR zoned R-1, located on <b>2920 PALO ALTO DR NE (H23)</b> |
|----|--------------------|-------------------------|--|

5. **15ZHE-80055** **Project# 1010397** **ROCHELLE ROBYN ATENCIO** requests a special exception to Section 14-16-2-6(B)(7): a **CONDITIONAL USE** to allow therapy as a home occupation for all or a portion of Lot 20, Block 17, **DESERT TERRACE ADDN. UNIT 3** zoned R-1, located on **5020 SAN PEDRO CT NE (F-18)**
6. **15ZHE-80065** **Project# 1010421** **RICHARD J. LUJAN** requests a special exception to Section **SOUTH BROADWAY SDP**, pg 45 I(A)(1) and 14-16-2-6(B)(3): a **CONDITIONAL USE** to allow an existing carport in the front yard setback area for all or a portion of Lot 3, Block 2 and 8, **EASTERN ADDITION FIRST AND SECOND EXTENSIONS SOUTH** zoned SU-2 MR, located on **1805 EDITH BLVD SE (L-14)**

## NEW BUSINESS:

7. **15ZHE-80134** **Project# 1010441** **ALICE STEPHENS** requests a special exception to Section PG 108, **NOB HILL SDP** and 14-16-3-19(A)(2)(a) : a **VARIANCE** of 2` 8" to the maximum 3' height allowed in the front yard setback area for an existing wall for all or a portion of Lot 16, Block 45, **University Heights** zoned R-1, located on **417 TULANE DR SE (K-16)**
8. **15ZHE-80135** **Project# 1010448** **MARSHALL SEBAY (DANIEL BERRY, AGENT)** requests a special exception to Section PG 32 **VOLCANO TRAILS SDP** and 14-16-2-14(E)(1) and 14-16-2-6(B)(12): a **CONDITIONAL USE** to allow for a proposed shade structure in the rear yard setback for all or a portion of Lot 47- P1, **TIERRA VISTA @ THE TRAILS UNIT 1** zoned SU-2 VTRD, located on **7020 TEMPE AVE NW, ALBUQUERQUE NM 87114 (C-9)**
9. **15ZHE-80136** **Project# 1010449** **MARSHALL SEBAY (DANIEL BERRY, AGENT)** requests a special exception to Section PG. 32 **VOLCANO TRAILS SDP** and 14-16-2-14(B) and and 14-16-2-9(E)(4) : a **VARIANCE** request of 6' 6" to the required 15' rear setback area to allow a proposed addition for all or a portion of Lot 47- P1, **TIERRA VISTA @ THE TRAILS UNIT 1** zoned SU-2 VTRD, located on **7020 TEMPE AV NW (C-9)**
10. **15ZHE-80137** **Project# 1010453** **KENNY YOO (ALEX TRUJILLO, AGENT)** requests a special exception to Section PG 46 **SOUTH BROADWAY SDP, NCR ZONE** and 14-16-2-16(B)(8) : a **CONDITIONAL USE** to allow fireworks sales from a temporary stand from June 19 through July 5 annually for all or a portion of Lot 1A, Block 29, **EASTERN ADDN** zoned SU-2 NCR, located on **1306 BROADWAY BLVD SE (L-14)**
11. **15ZHE-80138** **Project# 1010456** **RICHARD J HANSON** requests a special exception to Section 14-16-2-22(B)(25)(a) and 14-16-2-6(B)(14): a **CONDITIONAL USE** to allow a proposed 6' wall in the front setback area at more than 10' back from property line for all or a portion of Lot 15, Block 1, **LA ULTIMA DE LA CIUDAD UNIT 1** zoned SU-1 PRD, located on **13416 CIRCULO LARGO DR NE (H-23)**
12. **15ZHE-80139** **Project# 1010459** **PATTY TRUJILLO (HOME RESORT LIVING, AGENT)** requests a special exception to Section 14-16-2-8(E)(3)(a) : a **VARIANCE** request of 5' to the required 10' street side on a corner lot to allow a proposed shade structure for all or a portion of Lot 45-P1, Block 0000, **STINSON PARK** zoned R-LT 6DU/AC, located on **7427 SAN JON CT SW (L-10)**
13. **15ZHE-80140** **Project# 1010460** **MICHELLE OZBUN** requests a special exception to Section 14-16-2-6(E)(1) : a **VARIANCE** of 10` to the required 20' front yard setback for an existing garage for all or a portion of Lot 4, Block C, **PARKLAND HILLS ADDN** zoned R-1, located on **512 VALVERDE DR SE (L-17)**
14. **15ZHE-80141** **Project# 1010462** **JAMES TELLER** requests a special exception to Section pg 84 **LOS DURANES SDP (D)(1)** : a **VARIANCE** request of 9' to the required 10' side setback required for a proposed addition for all or a portion of Lot 28B4CIA, **MRGCD MAP 35** zoned SU-2 LD RA-1, located on **3115 LOS ANAYAS RD NW (G-12)**

15. **15ZHE-80142**      **Project#** **DANIEL GUZMAN** requests a special exception to Section 14-16-2-6(E)(3)(a) : a VARIANCE of 15' to the required 20' side setback on a corner lot for a proposed addition for all or a portion of Lot 8, Block 15, PALISADES ADDN zoned R-1, located on **1020 RIVERVIEW PL NW** (J-11)  
**1010463**

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

**HEARING WILL RESUME PROMPTLY**  
**AT 1:30 P.M. WITH ITEM #16**

**IF YOU ARE AGENDA ITEMS #16-28**

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

16. **15ZHE-80143**      **Project#** **RALPH LUNA** requests a special exception to Section 14-16-3-3(B)(2)(e) : a VARIANCE request of 10' to the required 10' separation from a dwelling to allow an existing accessory structure for all or a portion of Lot 16, Block 24, HOLIDAY PARK UNIT 7 zoned R-1, located on **3620 SINGAPORE CIR NE** (G-22)  
**1010464**
17. **15ZHE-80144**      **Project#** **KEITH COCHRANE (RON HOLSER, AGENT)** requests a special exception to Section 14-16-2-6-(B)(3) : a CONDITIONAL use to allow for a carport in the front yard setback for all or a portion of Lot 23, Block 3, LOMA VISTA ADDN zoned R-1, located on **732 LAFAYETTE DR NE** (J-16)  
**1010466**
18. **15ZHE-80145**      **Project#** **STEVE AND KAREN ARMSTRONG** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 3' 6" to the maximum 3' height to allow and existing fence in the front yard setback area for all or a portion of Lot 21, Block 5, MESA ARRIBA zoned R-1, located on **9813 MESA ARRIBA AVE NE** (G-21)  
**1010467**
19. **15ZHE-80147**      **Project#** **ART GORMAN - GORMAN INDUSTRIES INC (SUSAN T. PRICE, AGENT)** requests a special exception to pg 118 D.1. SAWMILL/ WELLS PARK SD : a VARIANCE of 10' to the required 10' rear yard setback for a proposed building for all or a portion of Lot 2, DRYER-CLARE & GORMAN zoned S-MI, located on **1330 12TH ST NW** (J-13)  
**1010470**
20. **15ZHE-80148**      **Project#** **RICHARD VERI (MARTIN BOJORQUEZ, 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 33, Block 8, MIRACERROS ADDN zoned R-1, located on **1725 BRYN MAWR DR NE** (H-16)  
**1010471**
21. **15ZHE-80149**      **Project#** **MARK GONZALES & JOSEPH GONZALES** requests a special exception to Section 14-16-2-16(B)(7) : a CONDITIONAL USE for a proposed dwelling in a C-1 Zone on all or portion of Tract one (1) of the plat of Tracts 1 and 2 Lands of Jose E Ortega Estate. for all or a portion of Lot 1, Tract(s) 1, ORTEGA-JOSE E ESTATE zoned C-1, located on **2200 EDNA AV NW** (J13)  
**1010473**
22. **15ZHE-80150**      **Project#** **STEVE NAKAMURA- RACHEL MATTHEW HOMES** requests a special exception to Section pg 87 VOLCANO CLIFFS SDP (5)(a)(vii) : a VARIANCE request of 20' to the allowed 14' driveway access for a proposed new home for all or a portion of Lot 8, Block 7, VOLCANO CLIFFS UNIT 18 zoned SU-2 VCLL, located on **6504 PATO RD NW** (D-10)  
**1010474**

23. **15ZHE-80151** **Project# 1010475** **CONCEPTION M PORTILLO** requests a special exception to Section 14-16-2-9(B) and 14-16-2-6(B)(14) : a **CONDITIONAL USE** to allow for a 5' wall in the front yard setback for all or a portion of Lot 24 P-1, Block 4, **SUNRISE MEADOW UNIT 2** zoned R-T, located on **843 TERRACOTTA PL SW** (L-9)
24. **15ZHE-80152** **Project# 1010476** **KATHERINE WADE (PAUL KENDERDINE, AGENT)** requests a special exception to Section 14-16-2-6(E)(3)(a) : a **VARIANCE** of 10' to the required 20' corner side yard setback for a proposed dwelling for all or a portion of Lot 10, Block 38, **PARKLAND HILLS** zoned R-1, located on **1002 GRANDVIEW DR SE** (L-17)
25. **15ZHE-80153** **Project# 1010477** **DFA, LLC (A&J REAL ESTATE, LLC, AGENT)** requests a special exception to Section pg 47 **SOUTH BROADWAY SDP** and 14-16-2-20(B)(1)(e) : a **CONDITIONAL USE** to allow proposed contractor's equipment storage, or contractor's plant for all or a portion of Lot 8A, Block C, **SOUTH BROADWAY ACRES UNIT 1** zoned SU-2 HM, located on **2920 BROADWAY BLVD SE** (M-14)
26. **15ZHE-80154** **Project# 1010478** **T. SCOTT ASHCRAFT (GARCIA/KRAEMER & ASSOCIATES, AGENT)** requests a special exception to Section 14-16-2-5(D) : a **VARIANCE** request of 290 square feet to the required 10890 square feet to allow a lot split for proposed lot B-1 for all or a portion of Lot 10B, Block A, **CANDELARIA PLAZA ADDN** zoned RA-2, located on **3739 SAN ISIDRO ST NW** (G-13)
27. **15ZHE-80155** **Project# 1010478** **T. SCOTT ASHCRAFT (GARCIA/KRAEMER & ASSOCIATES, AGENT)** requests a special exception to Section 14-16-2-5(D) : a **VARIANCE** request of 521 square feet to the required 10890 square feet to allow a lot split for proposed lot B-2 for all or a portion of Lot 10B, Block A, **CANDELARIA PLAZA ADDN** zoned RA-2, located on **3739 SAN ISIDRO ST NW** (G-13)
28. **15ZHE-80156** **Project# 1010479** **ROGER AND BARBARA GRINAGE (SHERI BARAJAS/LARRY CHAVEZ JR, AGENT)** requests a special exception to Section 14-16-2-9(E)(4)(a) : a **VARIANCE** of 12.1' to the required 15' rear yard setback for a proposed patio enclosure for all or a portion of Lot 45, **HOLIDAY BREEZE** zoned R-T, located on **4615 HOLIDAY BREEZE PL NE** (F-22)