



**HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE
ZONING HEARING EXAMINER'S ACTION SHEET**

TUESDAY, June 21, 2016

**IF YOU ARE AGENDA ITEMS #1 THRU #18
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 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 Angel Vallejos at (505) 924-3894.

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) 924-3894.*

INTERPRETER REQUIRED:

- | | | | |
|----|-------------------------|-------------------------|---|
| 1. | *IR* 16ZHE-80130 | Project# 1010843 | HORACIO CASTILLO requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 4 ft to the allowed 3 ft wall height in the front yard setback area for all or a portion of Lot 5, Block 11, Broadway Addn Lower zoned SU-2 MR, located on 2606 TOPEKA ST SE (M-14)
APPROVED WITH CONDITIONS |
|----|-------------------------|-------------------------|---|

OLD BUSINESS:

- | | | | |
|----|-------------------------|-------------------------|---|
| 2. | *IR* 16ZHE-80058 | Project# 1010759 | JAIME VENEGAS GONZALEZ requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE request of 3 ft to the 3 ft maximum wall height to allow an existing 6 ft wall in the front yard setback for all or a portion of Lot 25, Block H, Desert Springs Unit 5 zoned R-LT, located on 7408 AUTUMN BREEZE RD SW (M-10) DEFERRED TO AUGUST 16, 2016 |
|----|-------------------------|-------------------------|---|

3. ***IR* 16ZHE-80059** **Project# 1010760** **GUADALUPE CHAVEZ** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE request of 3 ft to the 3 ft maximum wall height to allow an existing 6 ft wall in the front setback area for all or a portion of Lot 24, Block J, Desert Springs Unit 5 zoned R-LT, located on **7609 DESERT MORNING RD SW (M-10) DEFERRED TO JULY 19, 2016**
4. **16ZHE-80054** **Project# 1010754** **DANIEL DOMME** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 3 ft to the maximum 3 ft height allowed for an existing fence in the front yard setback for all or a portion of Lot 7, Block 23, Stardust Skies Unit 9 zoned R-1, located on **3113 TEXAS ST NE (G-19) APPROVED WITH CONDITIONS**
5. **16ZHE-80053** **Project# 1010752** **RANDY PRICE** requests a special exception to PG 108, NOB HILL SDP and 14-16-3-19(A)(2)(a) : a VARIANCE of 1 ft to the maximum 3 ft height allowed in the front yard setback for an existing fence for all or a portion of Lot 18, Block 30, University Heights Addn zoned R-1, located on **313 DARTMOUTH DR SE (K-16) DEFERRED TO JULY 19, 2016**
6. **16ZHE-80115** **Project# 1010821** **SHAWN BOYLE (RBA ARCHITECTURE PC, RICK BENNETT, AGENT)** requests a special exception to Section 14-16-2-23(A) Pg 47 SOUTH BROADWAY SDP and 14-16-2-20(B)(1)(f) : a CONDITIONAL USE to allow feed or fuel storage or sales in a SU-2 HM zone for all or a portion of Lot 2B, Broadway Industrial Center Unit 2 zoned SU-2 HM, located on **2811 KARSTEN CT SE (M-14) APPROVED WITH CONDITIONS**

NEW BUSINESS:

7. **16ZHE-80117** **Project# 1010823** **MATT BLACK** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 3.5 ft to the allowed 3 ft wall height in the front yard setback area for all or a portion of Lot 37-P1, Dos Caminos zoned R-D, located on **5916 MIAMI RD NW (H-11) DEFERRED TO JULY 19, 2016**
8. **16ZHE-80118** **Project# 1010824** **TUNG NGUYEN (DEVIN NGUYEN, AGENT)** requests a special exception to Section 14-16-2-6(E)(5)(a) : a VARIANCE of 18 in to the allowed 15 ft rear yard setback area for all or a portion of Lot 12-P1, Block 9, Sundoro South Subdivision zoned SU-2 R-LT, located on **904 TUMULUS DR NW (J-9) APPROVED**
9. **16ZHE-80119** **Project# 1010827** **PAUL RODRIGUEZ** requests a special exception to Section 14-16-2-9(B) and 14-16-2-6(B)(12) : a CONDITIONAL USE to allow a shade structure in the rear yard setback area for all or a portion of Lot 15 P-1, Embudito Canyon zoned R-T, located on **11016 VISTAZO PL SE (L-21) APPROVED**
10. **16ZHE-80120** **Project# 1010828** **HOBART W WHITWORTH (AUSTIN'S CARPORTS, AGENT)** 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 12, Block 11, Foothill Estates zoned R-1, located on **13116 PARKVIEW AVE NE (K-21) APPROVED**
11. **16ZHE-80123** **Project# 1010834** **LLOYD C YOUNG (AUSTIN'S CARPORTS, AGENT)** 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 67, Todd zoned R-1, located on **1417 WILLYS KNIGHT DR NE (J-23) APPROVED**
12. **16ZHE-80121** **Project# 1010829** **KEVIN & JACQUELINE REYNOLDS** requests a special exception to Section 14-16-2-6(B)(14) : a CONDITIONAL USE to allow a wall up to 5 ft high in the required front setback area for all or a portion of Lot 1, Block 24, Inez Addn zoned R-1, located on **1927 VIRGINIA ST NE (H-19) APPROVED**
13. **16ZHE-80122** **Project# 1010830** **FRANCISCO MIRABAL** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 2 ft 8 in to the allowed 6 ft in height for an existing wall in the side yard setback area for all or a portion of Lot 29, Block 4, Manzano Manor Unit 1 zoned R-1, located on **601 FIGUEROA ST NE (K-22) APPROVED**

14. **16ZHE-80124** **Project#** **MARK STEINIG** requests a special exception to Section 14-16-2-6(E)(5)(a)
1010835 : a VARIANCE of 9 ft 10 in to the required 15 ft rear yard setback area for all
or a portion of Lot 18, Block 65, Bel-Air zoned R-1, located on **4811**
MESCALERO RD NE (G-17) APPROVED
15. **16ZHE-80125** **Project#** **MARK STEINIG** requests a special exception to Section 14-16-2-6(E)(4)(a)
1010835 : a VARIANCE of 1 ft 10 in to the required 5 ft side yard setback area for all
or a portion of Lot 18, Block 65, Bel-Air zoned R-1, located on **4811**
MESCALERO RD NE (G-17) APPROVED
16. **16ZHE-80126** **Project#** **BUCKLEY JOHNSON** requests a special exception to Section 14-16-2-
1010836 6(E)(1) : a VARIANCE of 10 ft to the required 20 ft front yard setback for all
or a portion of Lot 5, Block 3, North Aliso Addn zoned R-1, located on **2721**
ALISO DR NE (H-17) APPROVED
17. **16ZHE-80127** **Project#** **GILBERT SAVEDRA** requests a special exception to Section 14-16-2-
1010837 6(B)(14) : a CONDITIONAL USE to allow a 5 ft tall fence in the front yard
setback area for all or a portion of Lot 21, Block N, Lavaland Addn zoned
R-1, located on **428 59TH ST NW (J-11) DEFERRED TO JULY 19, 2016**
18. **16ZHE-80128** **Project#** **NICHOLAS BUTTON** requests a special exception to Section 14-16-3-
1010841 19(A)(2)(b) : a VARIANCE of 2 ft 6 in to the required 3 ft wall height on the
corner front yard setback for all or a portion of Lot Q, Block 30, Ridgcrest
Addn zoned R-1, located on **1504 MONROE PL SE (L-17) DEFERRED TO**
JULY 19, 2016

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #19

IF YOU ARE AGENDA ITEMS #19 THRU #31

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

19. **16ZHE-80129** **Project#** **RICHARD C WADE** requests a special exception to Section 14-16-2-23(A)
1010842 and Pg 31 Huning Highland SDP, 14-16-2-6(B)(1) : a CONDITIONAL USE to
allow a proposed accessory living quarters in a SU-2 MR zone for all or a
portion of Lot 16, Block 24, Hunings Highland Addn zoned SU-2 MR,
located on **218 WALTER ST NE (K-14) APPROVED WITH CONDITIONS**
20. **16ZHE-80131** **Project#** **FELIX RODRIGUEZ** requests a special exception to Section 14-16-2-9(B)
1010844 and 14-16-2-6(B)(14) : a CONDITIONAL USE to allow a 5 ft wall in the
required front yard setback for all or a portion of Lot 4-P1, Block 1,
Rinconada Point Unit 1 zoned R-LT, located on **3200 PAINTED ROCK DR**
NW (G-10) APPROVED WITH CONDITIONS
21. **16ZHE-80132** **Project#** **ROXANNE SCOTT** requests a special exception to Section 14-16-3-
1010845 19(A)(2)(b) : a CONDITIONAL USE to allow a 6 ft wall at property line on a
corner lot which the rear yard is contiguous to the front yard for all or a
portion of Lot 8, Block 1, Carlisle Plaza Addn zoned R-1, located on **3720**
SHEPARD RD NE (G-17) APPROVED
22. **16ZHE-80133** **Project#** **ERIC MUNN** requests a special exception to Section 14-16-2-6(B)(3) : a
1010846 CONDITIONAL USE to allow a proposed carport in the required front
setback area for all or a portion of Lot 11, Block 19, Tijeras Park Addn
zoned R-1, located on **717 CAGUA DR NE (K-18) APPROVED**

23. **16ZHE-80134** **Project# 1010847** **WWL NEW MEXICO LLC (MODULUS ARCHITECTS, AGENT)** requests a special exception to Section 14-16-3-1(A)(27) : a VARIANCE of forty-seven off street parking spaces to the required two hundred thirty-one for a proposed addition for all or a portion of Lot 11-A-1, Renaissance Center 2 zoned SU-1 IP USES, located on **4720 ALEXANDER BLVD NE (F-16) WITHDRAWN**
24. **16ZHE-80135** **Project# 1010849** **MARK & CAROL LANGSFELD (RBA ARCHITECTURE PC, 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 5, Block 7, Sunset Terrace Addn zoned R-1, located on **1029 VASSAR DR NE (J-16) APPROVED**
25. **16ZHE-80136** **Project# 1010849** **MARK & CAROL LANGSFELD (RBA ARCHITECTURE PC, AGENT)** requests a special exception to Section 14-16-2-6(E)(4)(a) and 14-16-3-3(A)(3)(b) : a VARIANCE request of 5 ft to the 5 ft side yard setback required to allow a proposed addition for all or a portion of Lot 5, Block 7, Sunset Terrace Addn zoned R-1, located on **1029 VASSAR DR NE (J-16) APPROVED**
26. **16ZHE-80137** **Project# 1010850** **SKYE DEVORE (NICOLE DUKE, AGENT)** requests a special exception to Section 14-16-2-20(B)(6) : a CONDITIONAL USE for activities in a tent in a M-1 zone for all or a portion of Lot 1, Block 1, Matthew Addn zoned M-1, located on **1800 4TH ST NW (H-14) APPROVED**
27. **16ZHE-80138** **Project# 1010851** **NINA PETERSON, TRUSTEE** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow an existing carport in the required side yard setback for all or a portion of Lot 1, Block 4, Highlands North Addn zoned R-1, located on **6600 BARBER PL NE (F-18) APPROVED**
28. **16ZHE-80139** **Project# 1010852** **ERNESTINA L ALVAREZ** requests a special exception to Section 14-16-2-9(E)(3)(a) : a VARIANCE of 7 ft 8 in to the required 10 ft corner side yard setback for all or a portion of Lot 1, Block 5, Sunrise Terrace Phase A1 zoned R-T, located on **10316 ANDRETTI AV SW (L-8) APPROVED**
29. **16ZHE-80140** **Project# 1010853** **NATIVE GROWN LLC (MICHELLE HENRIE, AGENT)** requests a special exception to Section 14-16-2-20(B)(5) : a CONDITIONAL USE to allow retailing in a M-1 zone for all or a portion of Lot A, Mt Investment North zoned SU-2 M-1 or SU-2-C, located on **315 ALAMEDA BLVD NE (C-16) APPROVED**
30. **16ZHE-80141** **Project# 1010854** **LOWE-BO HOMES** requests a special exception to Section 14-16-2-6(E)(5)(a) : a VARIANCE request of 5 ft 4 in to the required 15 ft rear yard setback to allow a new home for all or a portion of Lot 9-P1, Candelaria Village zoned R-1, located on **1309 VALLE LA NW (G-13) WITHDRAWN**
31. **16ZHE-80142** **Project# 1010855** **FRANK J VIGIL** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a proposed carport in the required front yard setback for all or a portion of Lot 32, Block 8, Homestead Hills zoned R-1, located on **5423 TERRITORIAL RD NW (D-11) APPROVED**