



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

TUESDAY, November 17, 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#** **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)(b) : a **CONDITIONAL USE** 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) DEFERRED TO DECEMBER 15, 2015**
- 2. **15ZHE-80246** **Project#** **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) DEFERRED TO DECEMBER 15, 2015**
- 3. **15ZHE-80232** **Project#** **1ST APOSTOLIC CHURCH (PASTOR RAFAEL A RUEDA, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 45 of the SOUTH BROADWAY SDP and 14-16-2-6-(E)(1) : a **VARIANCE** of 17 ft to the required 20 ft front yard setback to allow for a covered porch to an existing church for all or a portion of Lot 1, Block 12, Torreon Addn zoned SU-2 MR, located on **2100 ARNO ST SE (L-14) APPROVED WITH CONDITIONS**

4. **15ZHE-80238** **Project# 1010594** **CLEAR CHANNEL OUTDOOR** requests a special exception to Section 14-16-2-20(12)(b)(1) : a VARIANCE request of 21 ft to the max allowed 29 ft above road grade to allow a proposed upgrade of an off premise sign for all or a portion of Lot unplatted, unplatted zoned SU-2 M-1 or SU-2 C, located on **4511 PASEO DEL NORTE NE (C-17) APPROVED**

NEW BUSINESS:

5. **15ZHE-80254** **Project# 1010615** **DAVID FOSTER & HOLLY BARNET-SANCHEZ ((MODULUS, AGENT)** requests a special exception to Section 14-16-2-6-(E)(3)(a) : a VARIANCE of 4 ft 9 1/2 inches to the required corner side yard setback for all or a portion of Lot 15, Smiths Sandia Hills Addn zoned R-1, located on **1233 MONROE ST NE (J-17) APPROVED**
6. **15ZHE-80255** **Project# 1010615** **DAVID FOSTER & HOLLY BARNET-SANCHEZ (MODULUS, AGENT)** requests a special exception to Section 14-16-2-6-(E)(5)(a) : a VARIANCE of 5 ft to the required rear yard setback for all or a portion of Lot 15, Smiths Sandia Hills Addn zoned R-1, located on **1233 MONROE ST NE (J-17) APPROVED**
7. **15ZHE-80256** **Project# 1010617** **LENA LUCERO (RICHARD LARRANAGA, AGENT)** requests a special exception to Section 14-16-2-6(B)(1) : a CONDITIONAL USE to allow an accessory living quarters for all or a portion of Lot 11, Block 10, Bel Air zoned R-1, located on **2804 QUINCY ST NE (H-17) APPROVED WITH CONDITIONS**
8. **15ZHE-80257** **Project# 1010618** **PAUL GAEDE (AUSTINS CARPORTS, 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 4, Block 6, Miracerros Addn zoned R-1, located on **1712 BRYN MAWR DR NE (H-16) APPROVED WITH CONDITIONS**
9. **15ZHE-80267** **Project# 1010631** **JOHN GUILLEN (AUSTINS CARPORTS, 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 13, Block 10, Hoffmantown Addn zoned R-1, located on **9117 MATTHEW AV NE (H-20) APPROVED WITH CONDITIONS**
10. **15ZHE-80258** **Project# 1010619** **OSCAR RUBIO** 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 13, Block 58, Westgate Heights Addn No 1 zoned R-1, located on **10029 LADRONES PL SW (M-9) APPROVED WITH CONDITIONS**
11. **15ZHE-80259** **Project# 1010620** **EVAN HUBBARD** requests a special exception to Section 14-16-2-6(B)(1) : a CONDITIONAL USE to allow an accessory living quarters in a R-1 zone for all or a portion of Lot 19, Block 42, Bel Air zoned R-1, located on **2742 MORNINGSIDE DR NE (H-17) APPROVED**
12. **15ZHE-80260** **Project# 1010621** **COA/DEPT OF FAMILY & COMM SERV, (GREER STAFFORD ARCHITECTURE, AGENT)** requests a special exception to Section 14-16-2-23(A) and 14-16-2-6(B)(10) : a CONDITIONAL USE to allow an existing community center in a SU-2 MR zone for all or a portion of Lot A, Dennis Chavez Park zoned SU-2 MR, located on **715 KATHRYN AV SE (L-14) APPROVED**
13. **15ZHE-80261** **Project# 1010622** **GARY PINEAU (MAX SALINAS MARTINEZ, AGENT)** requests a special exception to Section 14-16-2-6(E)(5)(a) : a VARIANCE request of 9 ft to the required 15 ft rear yard setback to allow a proposed addition for all or a portion of Lot 8, Block 2, Bellamah-Dale Addn zoned R-1, located on **5812 BELLAMAH AV NE (J-18) APPROVED**

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #14

IF YOU ARE AGENDA ITEMS #14-#25

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

14. **15ZHE-80262** **Project#** **NMR LLC, MURAD FAZAL (MODULUS ARCHITECTS, AGENT)** 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 proposed Dunkin Donuts for all or a portion of Lot 1A, Block 88-B, Snow Heights Addn zoned C-1, located on **2301 JUAN TABO BLVD NE (H-21) APPROVED WITH CONDITIONS**
1010625
15. **15ZHE-80263** **Project#** **ARIANE BUCHANAN (SEAN O'CONNOR, AGENT)** requests a special exception to Section 14-16-2-6(B)(14) : a **CONDITIONAL USE** to allow a proposed 6 ft wall at more than 11 ft back from back of sidewalk for all or a portion of Lot 5, Block 6A, Santilla Place zoned R-1, located on **224 CARDENAS DR NE (K-18) APPROVED**
1010627
16. **15ZHE-80264** **Project#** **JOE REMIJIO & MICHELLE BARELA** requests a special exception to Section 14-16-2-6(B)(14) : a **CONDITIONAL USE** to allow for a 5 ft wall in the front yard setback for all or a portion of Lot 22A, Block 29, The Knolls of Paradise Hills Unit 2 zoned R-1, located on **9988 BUCKEYE ST NW (B-13) APPROVED WITH CONDITIONS**
1010628
17. **15ZHE-80265** **Project#** **JOHN BLACK (BLACK DEVELOPMENT ONE, LLC) (CONSENSUS PLANNING, INC., AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 89 COORS CORRIDOR PLAN : a **VARIANCE** request of 17ft to the required 35ft front setback to allow a proposed new building for all or a portion of Lot A, Tract(s) A, Black Development One zoned C-2, located on **9880 COORS BLVD NW (B-14) APPROVED WITH CONDITIONS**
1010629
18. **15ZHE-80266** **Project#** **RED SHAMROCK 10, LLC** requests a special exception to Section 14-16-2-16(A)(12)(b) : a **VARIANCE** of 1 sign to allow for 2 signs fronting the premise of 1600 -1700 Gibson Blvd SE for all or a portion of Lot 9-A-1A, Block A, Kirtland Addn Unit 2 zoned C-1, located on **1600 GIBSON BLVD SE (M-15) APPROVED**
1010630
19. **15ZHE-80268** **Project#** **MICHELLE OTTERNESS (CHRISTOPHER BECCONE, AGENT)** requests a special exception to Section 14-16-2-23 and 14-16-2-15(B)(9) pg 99 NOBHILL HIGHLANDS SDP : a **CONDITIONAL USE** to allow for the sale of wine and beer on premise only for all or a portion of Lot 24, Block 42, University Heights zoned OR-1, located on **3216 SILVER AV SE (K-16) APPROVED**
1010632
20. **15ZHE-80270** **Project#** **RISEN SAVIOR CATHOLIC COMMUNITY (GREER STAFFORD/ SJCF ARCHITECTURE, INC, AGENT)** requests a special exception to Section 14-16-2-27(A) and 14-16-2-26(B) : a **CONDITIONAL USE** to allow a structure in a PR zone for all or a portion of Lot B1A, Michaels Manor North zoned PR, located on **7810 SCOTTS PL NE (D-19) APPROVED**
1010634
21. **15ZHE-80271** **Project#** **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) DEFERRED TO DECEMBER 15, 2015**
1010635

22. **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) DEFERRED TO DECEMBER 15, 2015**
23. **15ZHE-80273** **Project# 1010637** **KEVIN WING / JAMES WIDNER** requests a special exception to Section 14-16-3-19(A)(3) : a VARIANCE of 3 ft to the required 3 ft wall height in the front yard setback for all or a portion of Lot 1, Block 7, Northern Addn zoned SU-2-M, located on **912 1ST NW (J-14) APPROVED**
24. **15ZHE-80274** **Project# 1010638** **DAVID AND JULIA CALKINS (DREAMSTYLE REMODELING, AGENT)** requests a special exception to Section 14-16-2-6(E)(5)(a) : a VARIANCE of 8 ft to the required 15 ft rear yard setback for a proposed addition for all or a portion of Lot 8, Block 36, Four Hills Village 12th Installment zoned R-1, located on **1405 SOPLO RD SE (M-23) APPROVED WITH CONDITIONS**
25. **15ZHE-80275** **Project# 1010639** **ROBERT AND JANICE BATE** requests a special exception to Section 14-16-3-19(A)(2)(a)2 : A VARIANCE of 2 ft 4 in to the maximum 6 ft height allowed to raise an existing wall for all or a portion of Lot 18, The Champions at Tanoan zoned R-D, located on **10004 WELLINGTON NE (E-21) APPROVED**