



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

Thursday, November 17, 2016 9:00 A.M.

**IF YOU ARE AGENDA ITEMS #1 THRU #17  
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>*IR* 16ZHE-80059</b> | <b>Project# 1010760</b> | <b>GUADALUPE CHAVEZ</b> 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 <b>7609 DESERT MORNING RD SW (M-10) APPROVED WITH CONDITIONS</b> |
| 2. | <b>*IR* 16ZHE-80264</b> | <b>Project# 1011009</b> | <b>EGLYS RIVERO</b> requests a special exception to Section 14-16-2-6(B)(5) : a CONDITIONAL USE to allow up to 12 children for a home daycare for all or a portion of Lot 7, Block 24, Mesa Park Addn zoned R-1, located on <b>612 KENTUCKY ST SE (L18) APPROVED</b>   |

**OLD BUSINESS:**

- |    |                    |                         |  |
|----|--------------------|-------------------------|--|
| 3. | <b>16ZHE-80246</b> | <b>Project# 1010990</b> | <b>MARC POWELL</b> requests a special exception to Section 14-16-3-19(A)(3)(a) : a VARIANCE of 3 ft 10 in for an existing wrought iron fence in the required 5 ft setback for all or a portion of Lot A1, Block 3, La Mesa zoned C-2, located on <b>7315 CENTRAL AV NE (K-19) APPROVED</b> |
|----|--------------------|-------------------------|--|

4. **16ZHE-80247**      **Project#**      **RICHARD QUANZ DBA QUANZ AUTO CARE (DAC ENTERPRISES INC, AGENT)** requests a special exception to Section 14-16-2-22(F) and 14-16-2-17(A)(10)(d) : a VARIANCE of 17 ft in height and 75 ft in size from the approved site development plan to allow for a sign 26 ft in height and 150 ft in area to include an electronic message display as provided in the C-3 zone 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) DEFERRED TO DECEMBER 20, 2016**
5. **16ZHE-80248**      **Project#**      **DAVID PINO** requests a special exception to Section 14-16-3-3 (B)(2)(e) : a VARIANCE of 10 ft to the required 10 ft separation of an accessory building for all or a portion of Lot 11B, Williams Dora A Addn zoned R-1, located on **2310 DORA AV NW (J-12) DENIED**
6. **16ZHE-80258**      **Project#**      **DANIEL LUDWIG** requests a special exception to Section 14-16-3-3(B)(2)(b) : a VARIANCE of 20 ft to the required 20 ft corner side yard setback to allow a proposed accessory structure for all or a portion of Lot 34B1D / 117C, MRGCD MAP 31 zoned RA-2, located on **5105 GUADALUPE TRL NW (F-14) WITHDRAWN**

**NEW BUSINESS:**

7. **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) DEFERRED TO DECEMBER 20, 2016**
8. **16ZHE-80265**      **Project#**      **BERTRAND & MARTA PARNALL (YOLANDA MONTOYA, AGENT)** requests a special exception to Section 14-16-2-6(E)(4)(a) : a VARIANCE of 10 ft to the required 10 ft side yard setback for an existing structure for all or a portion of Lot 10, Block 3, McDuffie Place Unit 1 zoned R-1, located on **724 HERMOSA DR NE (J-17) APPROVED**
9. **16ZHE-80267**      **Project#**      **PATRICIA DAVILA** requests a special exception to Section 14-16-2-6(B)(14)(a)(1) : a CONDITIONAL USE to allow a 5 ft 6 in wall in the front yard setback area for all or a portion of Lot 18, Block 16, Baron Burg Heights Shirleys zoned R-1, located on **624 CAGUA DR SE (L-18) APPROVED**
10. **16ZHE-80268**      **Project#**      **DONALD VOSS (DAVID WALL, AGENT)** requests a special exception to Section 14-16-3-19(A)(3) : a VARIANCE of 6 ft to the allowed 3 ft wall at property line for all or a portion of Lot A, Block 9, Valley View Addn zoned C-2, located on **416 WASHINGTON ST SE (K17) APPROVED**
11. **16ZHE-80269**      **Project#**      **DONALD VOSS (DAVID WALL, AGENT)** requests a special exception to Section 14-16-3-19(A)(3) : a VARIANCE of 6 ft to the allowed 3 ft wall at property line for all or a portion of Lot B, Block 9, Valley View Addn zoned C-2, located on **418 WASHINGTON ST SE (K17) APPROVED**
12. **16ZHE-80270**      **Project#**      **DONALD VOSS (DAVID WALL, AGENT)** requests a special exception to Section 14-16-3-19(A)(3) : a VARIANCE of 6 ft to the allowed 3 ft wall at property line for all or a portion of Lot 25,26, Block 9, Valley View Addn zoned C-2, located on **420 WASHINGTON ST SE (K17) APPROVED**
13. **16ZHE-80271**      **Project#**      **MARIE OLGUIN (JOSEPH GRADY, AGENT)** requests a special exception to Section 14-16-2-5(E) : a VARIANCE of 1 ft 6 in to the required rear yard setback in a RA-2 zone for all or a portion of Lot 1-P1, Rio Del Norte zoned RA-2, located on **2501 GRIEGOS PL NW (F-13) APPROVED**
14. **16ZHE-80272**      **Project#**      **MARIE OLGUIN (JOSEPH GRADY, AGENT)** requests a special exception to Section 14-16-2-5(D) : a VARIANCE of .004 of an acre to the required .25 acre lot size in the RA-2 zone for all or a portion of Lot 1-P1, Rio Del Norte zoned RA-2, located on **2501 GRIEGOS PL NW (F-13) APPROVED**

15. **16ZHE-80273**      **Project#**      **REGIONS BEYOND INC (DAC ENTERPRISES INC, AGENT)** 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 **907 4TH ST SW (K-14) DEFERRED TO DECEMBER 20, 2016**
16. **16ZHE-80274**      **Project#**      **ROB AND BETH O'LEARY (JAY PARKS, AGENT)** requests a special exception to Section 14-16-2-6(B)(14)(a)(1) : a CONDITIONAL USE to allow a 6 ft wall at 11 ft from back of sidewalk for all or a portion of Lot 9, Block 20, Monterey Hills Addn zoned R-1, located on **3015 SANTA CLARA AV SE (L-16) APPROVED**
17. **16ZHE-80275**      **Project#**      **JOHN GERALD BURNS & DEBRA SUSAN BROWITT REVOCABLE TRUST** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 6 ft to the max 3 ft wall height to allow a proposed new wall for all or a portion of Lot 2, Block 17, Rebonito zoned R-1, located on **13804 HAINES AV NE (J-23) APPROVED**

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

**HEARING WILL RESUME PROMPTLY**  
**AT 1:30 P.M. WITH ITEM #18**

**IF YOU ARE AGENDA ITEMS #18 thru #30**

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

18. **16ZHE-80276**      **Project#**      **R G ROSE TRUST** requests a special exception to Section 14-16-2-6(E)(3)(b) : a VARIANCE of 5 ft to the required 10 ft corner side yard for a proposed carport and storage unit for all or a portion of Lot 19, Block 1, Sagecrest Addn zoned R-1, located on **5900 AVENIDA ARTURO NW (E11) APPROVED**
19. **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) DEFERRED TO DECEMBER 20, 2016**
20. **16ZHE-80279**      **Project#**      **TERESA CAMPOS (JUAN CESAR SIERRA, AGENT)** requests a special exception to Section 14-16-2-6(B)(1) : a CONDITIONAL USE to allow for an accessory living quarters for all or a portion of Lot 13, Luz En La Ventana @ Ventana Ranch zoned R-LT, located on **6915 LUZ DE LA LUNA PL NW (B-9) APPROVED WITH CONDITIONS**
21. **16ZHE-80280**      **Project#**      **URBAN VENTURES INC** requests a special exception to Section 14-16-2-23(A) and pg 46 III (B)(1) : a CONDITIONAL USE to allow C-2 uses in a SU-2 NCR zone for all or a portion of Lot 5-A, Block 36, Huning Highland Addn zoned SU-2 NCR, located on **613 BROADWAY BLVD SE (K-14) APPROVED**
22. **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 577 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) DEFERRED TO DECEMBER 20, 2016**

23. **16ZHE-80282** **Project# 1011030** **TOM WADE (JAMES STROZIER, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 70 (4)(b) UNIVERSITY NEIGHBORHOODS SDP : a VARIANCE of 12 ft to the required 24 ft building width per dwelling unit for all or a portion of Lot 1D, Block 10, University Heights zoned SU-2 DR, located on **2320 SILVER AV SE (K-16) DEFERRED TO DECEMBER 20, 2016**
24. **16ZHE-80283** **Project# 1011031** **TOM WADE (JAMES STROZIER, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 70(4)(b) UNIVERSITY NEIGHBORHOODS SDP : a VARIANCE of 12 ft to the required 24 ft building width per dwelling unit for all or a portion of Lot 1C, Block 10, University Heights zoned SU-2 DR, located on **2324 SILVER AV SE (K-16) DECEMBER 20, 2016**
25. **16ZHE-80284** **Project# 1011032** **TOM WADE (JAMES STROZIER, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 70(4)(b) UNIVERSITY NEIGHBORHOODS SDP : a VARIANCE of 12 ft to the required 24 ft building width per dwelling unit for all or a portion of Lot 1A, Block 10, University Heights zoned SU-2 DR, located on **2332 SILVER AV SE (K-16) DECEMBER 20, 2016**
26. **16ZHE-80285** **Project# 1011033** **TOM WADE (JAMES STROZIER, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 70(4)(b) UNIVERSITY NEIGHBORHOODS SDP : a VARIANCE of 12 ft to the required 24 ft building width per dwelling unit for all or a portion of Lot 1B, Block 10, University Heights zoned SU-2 DR, located on **2328 SILVER AV SE (K-16) DECEMBER 20, 2016**
27. **16ZHE-80286** **Project# 1011034** **MINERVA AND PHILLIP CAMP (GARCIA/KRAEMER & ASSOCIATES, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 92(C) DOWNTOWN NEIGHBORHOOD SDP 14-16-2-6(B)(7) : a CONDITIONAL USE to allow counseling as a home occupation for all or a portion of Lot 30,31,32, Block 16, Perea Addn zoned SU-2 DNA-SF, located on **217 13TH ST NW (J-13) APPROVED WITH CONDITIONS**
28. **16ZHE-80287** **Project# 1011035** **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) DEFERRED TO DECEMBER 20, 2016**
29. **16ZHE-80288** **Project# 1011036** **JOHN LIEBENDORFER** requests a special exception to Section 14-16-3-4(B)(1) and 14-16-4-2(C)(3) : EXPANSION OF NONCONFORMING USE to allow for an additional 160 sq ft to an existing 894 sq ft dwelling in an existing dwelling unit for all or a portion of Lot 11, Block 20, Monte Vista Addn zoned SFHD, located on **3217 CAMPUS BLVD NE (K-16) APPROVED**
30. **16ZHE-80289** **Project# 1011037** **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) DEFERRED TO DECEMBER 20, 2016**