



HEARING ON SPECIAL EXCEPTIONS  
TO THE COMPREHENSIVE CITY ZONING CODE

**ZONING HEARING EXAMINER'S AGENDA**

TUESDAY, October 18, 2016 9:00 A.M.

**IF YOU ARE AGENDA ITEMS #1 THRU #25**  
**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-80219</b> | <b>Project# 1010961</b> | <b>MARIA J QUINONEZ</b> requests a special exception to Section 14-16-2-6(B)(14)(a)(2) : a CONDITIONAL USE to allow a 5 ft wall in the front yard setback area for all or a portion of Lot 44, Block 3, Atrisco Village Unit 1 Of Hoffman City zoned R-1, located on <b>1230 CERRILLOS RD SW</b> (M-8)  |
| 2. | <b>*IR* 16ZHE-80244</b> | <b>Project# 1010988</b> | <b>FRANK TELLO</b> requests a special exception to Section 14-16-2-9(B) and 14-26-2-6-(B)(14) : a CONDITIONAL USE to allow a 5 ft wall in the front yard set back for all or a portion of Lot H1, Block B, Alamosa Addn zoned R-T, located on <b>6428 TRUJILLO RD SW</b> (K-11)   |
| 3. | <b>*IR* 16ZHE-80259</b> | <b>Project# 1011003</b> | <b>NORA NIVIA NEVAREZ (PATITOS DAYCARE DYNASTY LLC, AGENT)</b> requests a special exception to Section 14-16-2-22(B)(25)(a) and 14-16-2-6(B)(5) : a CONDITIONAL USE to allow family daycare to allow up to 12 children for all or a portion of Lot 33-P1, Block 4, Valle Del Canto Unit 2 zoned SU-1 PRD, located on <b>8720 VIA DEL ORO SW</b> (L-9) |

## OLD BUSINESS:

4. **16ZHE-80221**      **Project#**      **SUPERIOR LAND INVESTMENTS LLC (JAMES STROZIER, AGENT)**  
**1010963**      requests a special exception to Section 14-16-2-14(B) and 14-16-2-9(E)(1) :  
a VARIANCE of 5 ft to the 15 ft front setback required on proposed new lot  
number 6 for all or a portion of Lot 31, Block 11, Tract(s) 1, North  
Albuquerque Acres Unit 3    zoned R-D 7DU/A, located on **7621 GLENDALE**  
**AV NE (B-19)**
5. **16ZHE-80222**      **Project#**      **SUPERIOR LAND INVESTMENTS LLC (JAMES STROZIER, AGENT)**  
**1010963**      requests a special exception to Section 14-16-2-14(B) and 14-16-2-9(E)(3)(a) :  
a VARIANCE of 5 ft to the 10 ft corner side setback required on  
proposed new lot number 2 for all or a portion of Lot 31, Block 11, Tract(s) 1,  
North Albuquerque Acres Unit 3    zoned R-D 7DU/A, located on **7621**  
**GLENDALE AV NE (B-19)**
6. **16ZHE-80223**      **Project#**      **SUPERIOR LAND INVESTMENTS LLC (JAMES STROZIER, AGENT)**  
**1010964**      requests a special exception to Section 14-16-2-14(B) and 14-16-2-9(E)(1) :  
a VARIANCE of 5ft to the 15ft front setback required on proposed new lot  
number 4 for all or a portion of Lot 32, Block 11, Tract(s) 1, North  
Albuquerque Acres Unit 3    zoned R-D 7DU/A, located on **7601 GLENDALE**  
**AV NE (B-19)**
7. **16ZHE-80198**      **Project#**      **JOSEPH ESTRADA** requests a special exception to Section 14-16-3-  
**1010925**      19(A)(3)(a) : a VARIANCE of 3 ft to the allowed 3 ft fence height within five  
feet of the public right of way to allow 6 ft height fence for all or a portion of  
Lot 3, Block 4, Mesa Verde Addn    zoned C-2, located on **8207 CENTRAL**  
**AV NE (K-19)**
8. **16ZHE-80203**      **Project#**      **RALPH MELENDREZ** requests a special exception to Section 14-16-2-  
**1010943**      6(E)(5)(a) : a VARIANCE of 5 ft 6 in to the required 15 ft rear setback for all  
or a portion of Lot 1, Block E, Bosque Redondo Addn    zoned R-1, located  
on **808 GUAYMAS PL NE (K-19)**
9. **16ZHE-80204**      **Project#**      **RALPH MELENDREZ** requests a special exception to Section 14-16-3-  
**1010943**      19(A)(2)(a) : a VARIANCE of 3 ft to the max 3 ft wall height allowed in the  
front yard setback for all or a portion of Lot 1, Block E, Bosque Redondo  
Addn    zoned R-1, located on **808 GUAYMAS PL NE (K-19)**
10. **16ZHE-80205**      **Project#**      **MIKE AND RUTH WARTELL (STANLEY STEARNS, AGENT)** requests a  
**1010944**      special exception to Section 14-16-2-6(E)(4)(a) : a VARIANCE of 5 ft to the  
required 5 ft side yard setback for all or a portion of Lot 5, Block 9, Granada  
Heights Addn    zoned R-1, located on **312 CARLISLE BLVD SE (K-16)**
11. **16ZHE-80206**      **Project#**      **LARRY HANLEY** requests a special exception to Section 14-16-2-5(E) and  
**1010945**      14-16-2-6(E)(1) : a VARIANCE of 15 ft to the 20 ft front setback required for  
all or a portion of Lot 13B, Alvarado Gardens Unit 2    zoned RA-2, located  
on **2814 CAMPBELL RD NW (G-12)**
12. **16ZHE-80207**      **Project#**      **LARRY HANLEY** requests a special exception to Section 14-16-2-5(E) and  
**1010945**      14-16-2-6(E)(4)(a) : a VARIANCE of 2 ft to the 5 ft side setback required for  
all or a portion of Lot 13B, Alvarado Gardens Unit 2    zoned RA-2, located  
on **2814 CAMPBELL RD NW (G-12)**

## NEW BUSINESS:

13. **16ZHE-80229**      **Project#**      **RUBY L MORA (CAREMORE CONSTRUCTION, AGENT)** requests a  
**1010969**      special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to  
allow a carport in the required front setback for all or a portion of Lot 16,  
Block 1, Tijeras Park Addn    zoned R-1, located on **809 ORTIZ DR NE (K-**  
**18)**

14. **16ZHE-80231**      **Project#** **KIMBALL HAKES (GREG HOTALINX, AGENT)** requests a special exception to Section 14-16--2-23(A) and 14-16-2-6(B)(4) : a CONDITIONAL USE to allow placement of temporary trailer for construction office for all or a portion of Lot 4, Block 1, Tract(s) 1, Durango at Trails zoned SU-2 VTML, located on **7444 WINDOW PEAK RD NW (C-9)**  
**1010974**
15. **16ZHE-80233**      **Project#** **FRANCISCO TARANGO (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-8(B)(1) and 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 22, Block B, Desert Springs Unit 1 zoned R-LT, located on **7801 RAINWATER RD SW (M-10)**  
**1010978**
16. **16ZHE-80234**      **Project#** **RAY CARDONA (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-14(E)(2) and 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 28, Block H, Cielo Dorado zoned R-D, located on **7304 ROSEWOOD CT NW (H-10)**  
**1010979**
17. **16ZHE-80235**      **Project#** **RAUL MARRICIO (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-9(B) / pg. 65 (B)(2) Tower Unser SDP and 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 11-P1, Block 3, Torretta Este zoned R-D 9 DU/A, located on **648 TORRETTA DR SW (L-9)**  
**1010980**
18. **16ZHE-80236**      **Project#** **RANDALL GEBLER (AUSTIN'S 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 setback area for all or a portion of Lot 28, Block 11, Rhodes Sandia Vista Addn, zoned R-1, located on **629 GRETTA ST NE (K-21)**  
**1010981**
19. **16ZHE-80237**      **Project#** **LOUIE FRANCO** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a carport in the front yard setback for all or a portion of Lot 30, EL RANCHO ATRISCO UNIT 8 zoned R-D, located on **3028 PRENDA DE PLATA NW (G-10)**  
**1010982**
20. **16ZHE-80238**      **Project#** **ROBERT CRONIN** requests a special exception to Section 14-16-2-23(A) and 14-16-2-17(B)(5) & Pg 96 of the Nob Hill Highlands SDP : a CONDITIONAL USE to allow for a Community Residential Program in the CCR-3 zone to allow up to 45 residents for all or a portion of Lot B, Block 37, Buena View Addn zoned CCR-3, located on **303 SAN MATEO BLVD NE (K-17)**  
**1010984**
21. **16ZHE-80239**      **Project#** **BLAKE'S LOTABURGER (MODULUS ARCHITECTS, AGENT)** requests a special exception to Section 14-16-2-16(B)(6) : a CONDITIONAL USE to allow a drive up service window in a C-1 zone for all or a portion of Lot 9B1A, Block A, Kirtland Addn Unit 2 zoned C-1, located on **1640 GIBSON BLVD SE (M-15)**  
**1010985**
22. **16ZHE-80240**      **Project#** **DAN GARCIA** requests a special exception to Section 14-16-2-12(D)(1) : a VARIANCE of 100 ft to the required minimum lot width and depth of 150 ft for all or a portion of Lot 18, Block 4, Buena Ventura zoned R-3, located on **120 GARCIA ST NE (K-20)**  
**1010986**
23. **16ZHE-80241**      **Project#** **DAN GARCIA** requests a special exception to Section 14-16-2-12(E)(3) : a VARIANCE of 5 ft to the required 15 ft rear yard setback for all or a portion of Lot 18, Block 4, Buena Ventura zoned R-3, located on **120 GARCIA ST NE (K-20)**  
**1010986**
24. **16ZHE-80242**      **Project#** **DAN GARCIA** requests a special exception to Section 14-16-2-12(D)(1) : a VARIANCE of 100 ft to the required 150 ft minimum lot width and depth for all or a portion of Lot 17, Block 4, Buena Ventura zoned R-3, located on **116 GARCIA ST NE (K-20)**  
**1010987**
25. **16ZHE-80243**      **Project#** **DAN GARCIA** requests a special exception to Section 14-16-2-12(E)(3) : a VARIANCE of 5 ft to the required 15 ft rear yard setback for all or a portion of Lot 17, Block 4, Buena Ventura zoned R-3, located on **116 GARCIA ST NE (K-20)**  
**1010987**

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

**HEARING WILL RESUME PROMPTLY**  
**AT 1:30 P.M. WITH ITEM #26**

**IF YOU ARE AGENDA ITEMS #26 thru #42**

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

26. **16ZHE-80245**      **Project#**      **JOSEPH LOPEZ** requests a special exception to Section 14-16-2-6(B)(3) :  
**1010989**                      a **CONDITIONAL USE** to allow a proposed carport in the front yard setback  
area for all or a portion of Lot 1, Block 23, Bel Air zoned R-1, located on  
**2845 MADISON ST NE (H-17)**
27. **16ZHE-80246**      **Project#**      **MARC POWELL** requests a special exception to Section 14-16-3-  
**1010990**                      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 **7315 CENTRAL AV NE (K-19)**
28. **16ZHE-80247**      **Project#**      **RICHARD QUANZ DBA QUANZ AUTO CARE (DAC ENTERPRISES INC,**  
**1010991**                      **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)**
29. **16ZHE-80248**      **Project#**      **DAVID PINO** requests a special exception to Section 14-16-3-3 (B)(2)(e) : a  
**1010992**                      **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)**
30. **16ZHE-80250**      **Project#**      **UBALDO N LECHUGA** requests a special exception to Section 14-16-2-  
**1010994**                      8(E)(4)(a) : a **VARIANCE** of 10 ft to the required 15 ft rear yard setback for  
all or a portion of Lot 7 P-1, Block 1, El Rancho Grande 1 Unit 2 zoned R-  
LT, located on **8701 RUSHING BROOK AV SW (M-9)**
31. **16ZHE-80251**      **Project#**      **DARRYL YOUNG** requests a special exception to Section 14-16-3-19-  
**1010995**                      (A)(2)(a) : a **VARIANCE** of 3 ft to allow for a 6 ft wall in the front yard  
setback for all or a portion of Lot 1 P-1, Block 7, Sunrise Terrace Unit 4  
zoned R-D, located on **804 HALTER DR SW (L-8)**
32. **16ZHE-80252**      **Project#**      **DARRYL YOUNG** requests a special exception to Section 14-16-2-6-(B)(3)  
**1010995**                      and 14-16-2-14(E)(1) : a **CONDITIONAL USE** to allow for a carport in the  
front yard setback for all or a portion of Lot 1 P-1, Block 7, Sunrise Terrace  
Unit 4 zoned R-D, located on **804 HALTER DR SW (L-8)**
33. **16ZHE-80253**      **Project#**      **PAULA NESS (O'CONNOR BROTHERS DESIGN, AGENT)** requests a  
**1010996**                      special exception to Section 14-16-2-6(B)(3) : a **CONDITIONAL USE** to  
allow a proposed carport in the required side yard setback for all or a portion  
of Lot 9, Block 12, Ridgecrest Addn zoned R-1, located on **1213**  
**JACKSON ST SE (L-17)**
34. **16ZHE-80254**      **Project#**      **US EAGLE FEDERAL CREDIT UNION (CONSENSUS PLANNING INC,**  
**1010998**                      **AGENT)** requests a special exception to Section 14-16-2-20(C)(1) : a  
**VARIANCE** of 26 ft to the required 36 ft to allow a 60 ft height building for all  
or a portion of Lot 8B, Block C, Interstate Industrial Tract Unit 1 zoned M-1,  
located on **3939 OSUNA RD NE 87109 (E-17)**

35. **16ZHE-80255** **Project# 1011000** **NANCY OAKLEY (MATTHEW DEVONSHIRE (DEVONSHIRE LLC),** requests a special exception to Section 14-16-2-6(B)(1) : a **CONDITIONAL USE** to allow a proposed accessory living quarters in an R-1 zone for all or a portion of Lot 1, Block 8, Mesa Village Bellamah & Mossmans Wlky Blk 8 zoned R-1, located on **1349 BOATRIGHT DR NE (J-20)**
36. **16ZHE-80256** **Project# 1011001** **COURTYARD NM LLC (ROBERT RAYNER AIA, AGENT)** requests a special exception to Section 14-16-2-17(B)(3) : a **CONDITIONAL USE** to allow for a place of worship in a C-2 zone for all or a portion of Lot 1&7, Block 21-22, Albq Highlands Addn zoned C-2, located on **1100 SAN MATEO BLVD NE (J-17)**
37. **16ZHE-80257** **Project# 1011002** **DANIEL LUDWIG** requests a special exception to Section 14-16-2-5(E) and 14-16-2-6(E)(1) : a **VARIANCE** of 15 ft to the required 20 ft front setback to allow an existing dwelling for all or a portion of Lot 34B1D / 117C, MRGCD MAP 31 zoned RA-2, located on **5105 GUADALUPE TRL NW (F-14)**
38. **16ZHE-80258** **Project# 1011002** **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)**
39. **16ZHE-80260** **Project# 1011004** **LEGACY CHURCH, LLC, (RONALD R BOHANNAN, AGENT)** requests a special exception to Section 14-16-3-19(A)(3(a) : a **VARIANCE** of 2 ft to the allowed 3 ft wall height within 5 ft of property line for all or a portion of Lot A, First Assembly of God Addn zoned SU-1 Church & Rel Fac, located on **4701 WYOMING BLVD NE (F-19)**
40. **16ZHE-80249** **Project# 1010993** **GEORGETTE AND ROBERT GURULE (GARCIA/KRAEMER & ASSOCIATES, AGENT)** requests a special exception to Section 14-16-2-23 (A) and pg 86 (D)(1) Los Duranes SDP : a **VARIANCE** of 9 ft to the minimum 10 ft sideyard setback to allow an existing storage room addition for all or a portion of Lot 25, Zickert Addn zoned SU-2 LD RA-2, located on **1800 ZICKERT PL NW (H-12)**
41. **16ZHE-80261** **Project# 1011005** **WALTER DOCANDO (GARCIA/KREAMER & ASSOCIATES, AGENT)** requests a special exception to Section 14-16-3-3(B)(2)(e) : a **VARIANCE** of 7 ft to the 10 ft building separation to allow an existing accessory structure for all or a portion of Lot 1, Block 2, Four Hills Addn zoned R-T, located on **12504 SINGING ARROW AV SE (L-22)**
42. **16ZHE-80262** **Project# 1011005** **WALTER DOCANDO (GARCIA/KREAMER & ASSOCIATES, AGENT)** requests a special exception to Section 14-16-3-3(B)(2)(a) : a **VARIANCE** of 3 ft 4 in to the 6 ft height to allow an existing accessory structure in the required side yard for all or a portion of Lot 1, Block 2, Four Hills Addn zoned R-T, located on **12504 SINGING ARROW AV SE (L-22)**