



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, October 20, 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.*

INTERPRETER REQUIRED:

- | | | | |
|----|-------------------------|-------------------------|---|
| 1. | *IR* 15ZHE-80220 | Project# 1010570 | ESMERALDA ANCHONDO (CHASE SMOTHERMON, AGENT) requests a special exception to Section 14-16-2-8(B)(1) and 14-16-2-6(B)(14(a) : a CONDITIONAL USE approval for a proposed 5 ft fence in the front yard setback area for all or a portion of Lot 22, Block H, El Rancho Grande Unit 8b zoned R-LT, located on 10031 ATRISCO RANCH RD SW (M-9) |
| 2. | *IR* 15ZHE-80245 | Project# 1010601 | 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) |
| 3. | *IR* 15ZHE-80246 | Project# 1010601 | 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) |

OLD BUSINESS:

4. **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)
5. **15ZHE-80168** **Project# 1010494** **TODD E. AND DEBRA L. OWEN (SPAM'S CONSTRUCTION, AGENT)** requests a special exception to Section 14-16-2-14(D) and 14-16-2-6(E)(5)(a): a **VARIANCE** of 10' to the required 15' rear yard setback for a proposed garage for all or a portion of Lot 16, Block 51, FOUR HILLS VILLAGE SEVENTEENTH INSTALLMENT zoned R-D, located on **1621 CATRON AV SE** (M-23)

NEW BUSINESS:

6. **15ZHE-80241** **Project# 1010597** **ELIZABETH MONTOYA (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-6(B)(3) : a **CONDITIONAL USE** to allow for a proposed carport in the front yard setback for all or a portion of Lot 26, Block 2, Parkside Estates zoned R-1, located on **700 MONTE ALTO DR NE** (K-23)
7. **15ZHE-80242** **Project# 1010598** **TODD E SHENBERGER (AUSTIN'S CARPORTS, 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 4, Block A, La Sala Grande zoned R-1, located on **8611 LA SALA DEL NORTE NE** (G-20)
8. **15ZHE-80221** **Project# 1010573** **ROBERTO BRITO** requests a special exception to Section 14-16-2-17(B)(13) : a **CONDITIONAL USE** to allow outside storage and activity in a C-2 zone for all or a portion of Lot 17-20, Block 12, Original Townsite of Westland zoned C-2, located on **8930 BRIDGE BLVD SW** (K-9)
9. **15ZHE-80222** **Project# 1010574** **HIGINIO AND MYRNA VELASQUEZ (BERNARDINO AGUIRRE, AGENT)** requests a special exception to Section 1416-2-23(A) and pg 45 SOUTH BROADWAY SDP and 14-16-2-6(E)(4)(a) : a **VARIANCE** of 5 ft to the required 5 ft side yard setback to allow an existing shade structure for all or a portion of Lot 2A, Block 7, Eastern Addn First Extension zoned SU-2/MR, located on **1803 ARNO ST SE** (L-14)
10. **15ZHE-80223** **Project# 1010574** **HIGINIO AND MYRNA VELASQUEZ (BERNARDINO AGUIRRE, AGENT)** requests a special exception to Section 14-26-2-23(A) and pg 45 SOUTH BROADWAY SDP and 14-16-2-6(E)(5)(a) : a **VARIANCE** of 15 ft to the required 15 ft rear yard setback to allow an existing shade structure for all or a portion of Lot 2A, Block 7, Eastern Addn First Extension zoned SU-2/MR, located on **1803 ARNO ST SE** (L-14)
11. **15ZHE-80224** **Project# 1010577** **SUSAN PETRECCA** requests a special exception to Section 14-16-2-6(E)(4)(a) : a **VARIANCE** of 2 ft 7 in to the required 5 ft side yard setback to allow a proposed addition for all or a portion of Lot 16, Block 1, Montoya Addition zoned R-1, located on **2313 EDNA AV NW** (J-12)
12. **15ZHE-80225** **Project# 1010577** **SUSAN PETRECCA** requests a special exception to Section 14-16-2-6(E)(5)(a) : a **VARIANCE** of 6 ft 8 in to the required 15 ft rear yard setback to allow a proposed addition for all or a portion of Lot 16, Block 1, Montoya Addition zoned R-1, located on **2313 EDNA AV NW** (J-12)
13. **15ZHE-80230** **Project# 1010580** **RORY MCKEOWN** requests a special exception to Section 14-16-2-17(B)(19) : a **CONDITIONAL USE** to allow for the manufacturing of beer in a C2 zone for all or a portion of Lot 7, Block 21-22, Albuquerque Heights Addition zoned C-2, located on **1100 SAN MATEO BLVD NE** (J-18)
14. **15ZHE-80231** **Project# 1010580** **RORY MCKEOWN** requests a special exception to Section 14-16-2-17(B)(18) : a **CONDITIONAL USE** to allow for off premise consumption of beer within 500 ft of a residential zone for all or a portion of Lot 7, Block 21-22, Albuquerque Heights Addition zoned C-2, located on **1100 SAN MATEO BLVD NE** (J-18)

15. **15ZHE-80232** **Project#** **1ST APOSTOLIC CHURCH (PASTOR RAFAEL A RUEDA, AGENT)**
1010583 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)
16. **15ZHE-80233** **Project#** **CATHANN DRAGONE-GUTIERREZ** requests a special exception to
1010584 Section 14-16-2-6(E)(3)(a) : a VARIANCE of 10 ft to the required 20 ft
corner side yard setback to allow for an addition for all or a portion of Lot 20,
Block 1, Loma Vista Addn zoned R-1, located on **3324 WILWAY AV NE**
(J-16)
17. **15ZHE-80234** **Project#** **COLUMBIA DR LLC (MICHAEL TRISSELL, AGENT)** requests a special
1010586 exception to Section 14-16-2-20(B)(5) : a CONDITIONAL USE for retail
sales including sales of alcoholic drinks for off-premise consumption for all or
a portion of Lot 11-A-B-2, Cutter Industrial Park Unit 7 zoned M-1, located
on **3351 COLUMBIA DR NE** (G-15)
18. **15ZHE-80235** **Project#** **JOHN & CHRISTEN PIKE** requests a special exception to Section 14-16-2-
1010590 6(B)(14)(a) : a CONDITIONAL USE to allow a proposed 6 ft wall at 11 ft
from back of sidewalk in the required front setback for all or a portion of Lot
15, Block 34, Altamont Addn zoned R-1, located on **6619 MOSSMAN PL**
NE (G-18)

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

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

IF YOU ARE AGENDA ITEMS #19-#32

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

19. **15ZHE-80236** **Project#** **KIN LAW (CARL SHAININ, AGENT)** requests a special exception to
1010592 Section 14-16-2-16(B)(13) : a CONDITIONAL USE to allow outdoor storage
and display of stone for all or a portion of Lot C, Block 7, Boyds Addn
zoned C-1, located on **6221 MONTGOMERY BLVD NE** (F-18)
20. **15ZHE-80237** **Project#** **TOM JARAMILLO, TRUDY JARAMILLO (CHANTELLE A EVERAGE,**
1010593 **AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 101
of the DOWNTOWN NEIGHBORHOOD SDP and 14-16-3-19(A)(2)(a) : a
VARIANCE request of 3 ft to the 3 ft max height to allow an existing 6 ft
fence in the front setback for all or a portion of Lot 3, Zapf Van Addn
zoned SU-2 DNA-MR, located on **511 8TH ST NW** (J-14)
21. **15ZHE-80238** **Project#** **CLEAR CHANNEL OUTDOOR** requests a special exception to Section 14-
1010594 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)
22. **15ZHE-80239** **Project#** **RICHARD M MARTIN (AMANDA COROMINAS, AGENT)** requests a
1010595 special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to
allow for a carport on the rear corner side yard for all or a portion of Lot 10,
Block 9, Loma Vista Addn zoned R-1, located on **3309 WILWAY AV NE**
(J-16)

23. **15ZHE-80240** **Project# 1010596** **JUAN ALVAREZ** 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 26, Brock Addn zoned R-1, located on **214 SAN LORENZO AV NW (G-14)**
24. **15ZHE-80243** **Project# 1010599** **STAN ROWELL (DEVONSHIRE LLC, AGENT)** requests a special exception to Section 14-16-2-6(B)(12) : a CONDITIONAL USE to allow a proposed shade structure in the required rear setback for all or a portion of Lot 44-P1, Ridgeview Unit 1 zoned R-1, located on **5704 CROWN RIDGE RD NW (A-11)**
25. **15ZHE-80244** **Project# 1010600** **PATRICIA A. SMITH (HOLLY ARROYO, HABITATION INC, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 69 UNIVERSITY NEIGHBORHOOD SDP : a CONDITIONAL USE to allow for a garage conversion with a zero rear and side yard setbacks for all or a portion of Lot 6, Block 28, University Heights zoned SU-2 RTD, located on **412 VASSAR DR SE (K-16)**
26. **15ZHE-80247** **Project# 1010602** **COA DEPT OF FAMILY AND COMMUNITY SERVICES (GREER STAFFORD ARCHITECTURE, AGENT)** requests a special exception to Section 14-16-2-6(B)(10) : a CONDITIONAL USE to allow for a Community Center in a residential zone for all or a portion of Lot PAT HURLEY PARK, Glendale Gardens Addn # 2 zoned R-1, located on **3828 RINCON RD NW (J-11)**
27. **15ZHE-80248** **Project# 1010603** **MEADOWBROOK PARK LTO/ THESMAN COMMUNITIES (ARCH + PLAN LAND USE CONSULTANTS, AGENT)** requests a special exception to Section 14-16-3-5(C)(7)(b) : a VARIANCE request of 72 square feet to the max 24 square feet allow two existing signs for all or a portion of Lot K&N, Block 23, Meadowlark Mobile Home Park zoned SU-1 MH PARK, located on **7401 SAN PEDRO DR NE (D-18)**
28. **15ZHE-80249** **Project# 1010604** **WILLIAM R & DARLENE M ANAYA** requests a special exception to Section 14-16-2-6(B)(12) : a CONDITIONAL USE to allow for a shade structure in the rear yard setback for all or a portion of Lot 6, BICE - JOE LADDIN zoned R-1, located on **5500 BICE RD NW (H-11)**
29. **15ZHE-80250** **Project# 1010605** **JIM HAKEEM (DEBRA WEST- DARREN SOWELL ARCHETIECTS, AGENT)** requests a special exception to Section 14-16-3-10(E)(3)(c) : a VARIANCE request of 6 ft to the required 6 ft rear landscape buffer to allow a proposed new building for all or a portion of Lot A, North Academy Business Park zoned C-3, located on **5350 ACADEMY RD NE (E-18)**
30. **15ZHE-80251** **Project# 1010606** **JASON BUCHANAN (GARCIA/KRAEMER&ASSOC, AGENT)** requests a special exception to Section 14-16-2-9(D)(1) : a VARIANCE of 38 ft to the minimum required 22 ft lot width in the R-T zone for proposed 6 new townhomes for all or a portion of Lot 46, Rossiter Addn zoned R-T, located on **4622 12TH ST NW (F-14)**
31. **15ZHE-80252** **Project# 1010607** **MARBLE BREWERY INC (GARCIA/KRAEMER&ASSOC, AGENT)** requests a special exception to Section 14-16-2-17(B)(19) : a CONDITIONAL USE to allow manufacturing of beer as an accessory use in the C-2 zone for all or a portion of Lot U.S Post Office, Coda Development zoned C-2, located on **9904 MONTGOMERY BLVD NE (G-21)**
32. **15ZHE-80253** **Project# 1010607** **MARBLE BREWERY INC (GARCIA/KRAEMER&ASSOC, AGENT)** requests a special exception to Section 14-16-2-17(B)(18) : a CONDITIONAL USE to allow retail sale of alcoholic drink for consumption off premises for a proposed taproom and small brewery in the C-2 zone for all or a portion of Lot U.S Post Office, Coda Development zoned C-2, located on **9904 MONTGOMERY BLVD NE (G-21)**