



HEARING ON SPECIAL EXCEPTIONS  
TO THE COMPREHENSIVE CITY ZONING CODE

**ZONING HEARING EXAMINER'S AGENDA**

TUESDAY, September 20, 2016 9:00 A.M.

**IF YOU ARE AGENDA ITEMS #1 THRU #21**  
**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.***  
***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: \*IR\***

**OLD BUSINESS:**

- |    |                         |                         |                                                                                                                                                                                                                                                                                                               |
|----|-------------------------|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | <b>*IR* 16ZHE-80174</b> | <b>Project# 1010900</b> | <b>NORBERTO PEREZ</b> requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 3 ft to the 3 ft max wall height allowed in the front setback area for all or a portion of Lot 9, Casas Escondidas zoned R-T, located on <b>1124 AZTEC RD NW</b> (G-14)                                     |
| 2. | <b>*IR* 16ZHE-80146</b> | <b>Project# 1010860</b> | <b>JENNIFER GONZALEZ</b> 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 to allow an existing addition for all or a portion of Lot 11, Block 103, Brentwood Hills zoned R-1, located on <b>11611 MORENCI AV NE</b> (H-22)             |
| 3. | <b>16ZHE-80173</b>      | <b>Project# 1010899</b> | <b>PHILLIP ZWIEFELHOFER</b> requests a special exception to Section 14-16-2-14(E)(2) and 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 99, Prairie Ridge Unit 2 zoned R-D, located on <b>4401 SPANISH BROOM CT NW</b> (E-12) |

4. **16ZHE-80182**      **Project#** **TONY APODACA** requests a special exception to Section 14-16-2-14(D) and 14-16-2-6(E)(4)(a) : a VARIANCE of 5 ft to the 5 ft side yard setback required for a proposed new carport for all or a portion of Lot 6, Block 2, El Rancho Atrisco Unit 3 zoned R-D, located on **2601 SOL DE VIDA NW** (H-11)
5. **16ZHE-80183**      **Project#** **TONY APODACA** requests a special exception to Section 14-16-2-14(D) and 14-16-2-6(E)(1) : a VARIANCE of 18 ft to the 20 ft front yard setback required for a proposed new carport for all or a portion of Lot 6, Block 2, El Rancho Atrisco Unit 3 zoned R-D, located on **2601 SOL DE VIDA NW** (H-11)

**NEW BUSINESS:**

6. **16ZHE-80196**      **Project#** **KENT BEIERLE (THE Q TOWNHOUSES @ UPTOWN LLC, AGENT)** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 2 ft to the allowed 3 ft wall height in the front yard setback area for all or a portion of Lot E, Block E, Mesa Del Norte Heights Addn No 2 zoned R-2, located on **7801 MARBLE AV NE** (J-19)
7. **16ZHE-80197**      **Project#** **MARTINA LOPEZ** requests a special exception to Section 14-16-2-23(A) and 14-16-3-19(A)(2)(a); and, pg 45 of the South Broadway SDP : a VARIANCE of 2 ft 8 in to the max 3 ft to allow a 5 ft 7in height fence in the front yard setback for all or a portion of Lot 2, Block 2, Bethel zoned SU2/MR, located on **324 BETHEL DR SE** (M-14)
8. **16ZHE-80198**      **Project#** **JOSEPH ESTRADA** requests a special exception to Section 14-16-3-19(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)
9. **16ZHE-80199**      **Project#** **BRYAN SANDOVAL** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 3 ft to the allowed 3ft wall height in the front yard setback for all or a portion of Lot 20, Block 15, Baron Burg Heights zoned R-2, located on **600 CARDENAS DR SE** (L-18)
10. **16ZHE-80200**      **Project#** **STEVEN BACA (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 2, Block 2, Miramontes Park Unit 1 Browns-J E zoned R-1, located on **2704 CARDENAS DR NE** (H-18)
11. **16ZHE-80201**      **Project#** **ERIC MONTOYA** requests a special exception to Section 14-16-2-6(E)(4)(a) : a VARIANCE of 5 ft to the required 5 ft required side yard setback for all or a portion of Lot 85, Block 4, Palisades Addn zoned R-1, located on **5113 LOMAS DE ATRISCO RD NW** (J-11)
12. **16ZHE-80205**      **Project#** **MIKE AND RUTH WARTELL (STANLEY STEARNS, AGENT)** requests a 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)
13. **16ZHE-80206**      **Project#** **LARRY HANLEY** requests a special exception to Section 14-16-2-5(E) and 14-16-2-6(E)(1) : 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)
14. **16ZHE-80207**      **Project#** **LARRY HANLEY** requests a special exception to Section 14-16-2-5(E) and 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)
15. **16ZHE-80208**      **Project#** **JOE GRADY** requests a special exception to Section 14-16-2-5(E) and 14-16-2-6(E)(3) : a VARIANCE of 10 ft to required 20 ft side yard setback for all or a portion of Lot 107A7B2, MRGCD MAP 31 zoned RA-2, located on **3917 PEDRONCELLI RD NW** (F13)

- 16. **16ZHE-80211**      **Project#** **1010949**      **JOE GRADY** requests a special exception to Section 14-16-3-19(A)(1)(c) : a **CONDITIONAL** use to allow a proposed 6 ft wall within 10 ft of the street-side right of way line on a corner lot for all or a portion of Lot 107A7B2, MRGCD MAP 31 zoned RA-2, located on **3917 PEDRONCELLI RD NW** (F13)
  
- 17. **16ZHE-80209**      **Project#** **1010950**      **ANTHONY (TONY) AND CINDY VALENCIA** requests a special exception to Section 14-16-2-9(E)(3)(b) and 14-16-2-22(F) : a **VARIANCE** of 5 ft to the required 5 ft side lot line separation between SU-1/RT zone and SU-1/transitional living & related facilities for all or a portion of Lot 16, Block 3, Katherine Village Subd zoned SU-1/R-T, located on **3429 NOVA CT NW** (G-11)
  
- 18. **16ZHE-80210**      **Project#** **1010951**      **JOSE G MARTINEZ** requests a special exception to Section 14-16-2-23(A) and Section 14-16-2-6(B)(3); and, pg 45 South Broadway SDP : a **CONDITIONAL** use for carport in required front yard for all or a portion of Lot 2, Block 21, Torreon Addition zoned SU-2 NCR, located on **415 ANDERSON AV SE** (L-14)
  
- 19. **16ZHE-80213**      **Project#** **1010956**      **ERIC NEILL** requests a special exception to Section 14-16-3-19(A)(2)(a) : a **VARIANCE** of 3 ft to the allowed 3 ft fence for a proposed 6 ft fence in the front yard setback area for all or a portion of Lot 19, Block 11, Highlands North Addn Unit 2 zoned R-1, located on **7508 OSUNA RD NE** (F-19)
  
- 20. **16ZHE-80215**      **Project#** **1010957**      **CARLA SKEEN** requests a special exception to Section 14-16-2-6(B)(14)(a)(1) : a **CONDITIONAL** use to allow a 2 ft increase above the allowed 3 ft wall height in the front yard setback for all or a portion of Lot 11, Block 20, Parkland Hills Addn zoned R-1, located on **705 MORNINGSIDE DR SE** (L-17)
  
- 21. **16ZHE-80216**      **Project#** **1010958**      **PRESBYTERIAN HEALTHCARE SERVICES (KOSTRANCHUK@DEKKER/PERICH/SABATINI, AGENT)** requests a special exception to Section 14-16-3-1(F)(4) : a **VARIANCE** of 30 in to the 30 in required screening when a parking lot abuts a residential street for all or a portion of Lot 3 and 4, PresbyterianHospital-Main Campus zoned SU-2/SU-1, located on **1100 CENTRAL AV SE** (K-15)

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

**HEARING WILL RESUME PROMPTLY**  
**AT 1:30 P.M. WITH ITEM #22**

**IF YOU ARE AGENDA ITEMS #22 thru #33**

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

- 22. **16ZHE-80217**      **Project#** **1010959**      **PHILLIP DUKE COLUMBUS PACIFIC (ANGELA BENSON, MODULUS ARCHITECTS, AGENT)** requests a special exception to Section 14-16-3-2(B)(4) : a **VARIANCE** of 2 free standing signs to the 2 total free standing signs allowed at a shopping center site for all or a portion of Lot A1A1, Plaza At Paseo Del Norte zoned C-2, located on **9311 COORS BLVD NW** (C-13)
  
- 23. **16ZHE-80218**      **Project#** **1010960**      **TAMMIE LAMPHERE** requests a special exception to Section 14-16-2-6(E)(4)(a) : a **VARIANCE** of 5 ft to the required 5 ft side yard setback to allow for an existing addition for all or a portion of Lot 30, Block 4, CountryClub Addn zoned R-1, located on **424 SYCAMORE ST NE** (K-15)

24. **16ZHE-80221** **Project# 1010963** **SUPERIOR LAND INVESTMENTS LLC (JAMES STROZIER, AGENT)** 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)**
25. **16ZHE-80222** **Project# 1010963** **SUPERIOR LAND INVESTMENTS LLC (JAMES STROZIER, AGENT)** 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)**
26. **16ZHE-80223** **Project# 1010964** **SUPERIOR LAND INVESTMENTS LLC (JAMES STROZIER, AGENT)** requests a special exception to Section 14-16-2-14(B) and 14-16-2-9(E)(1) : 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)**
27. **16ZHE-80224** **Project# 1010964** **SUPERIOR LAND INVESTMENTS LLC (JAMES STROZIER, AGENT)** requests a special exception to Section 14-16-2-14(B) and 14-16-2-9(E)(3)(a) : Variance of 1ft to the 10ft corner side setback required on proposed new lot number 8 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)**
28. **16ZHE-80225** **Project# 1010965** **JOHN MAHONEY (JACQUELINE FISHMAN, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 98 (G)(1) Downtown Neighborhood Area : a VARIANCE of 19 percent to the required 30 percent on facades that face a public street to have windows/doors for all or a portion of Lot 7, Block 53, Original Townsite of Abq zoned SU-2 DNA-OR, located on **814 TIJERAS AV NW (J-13)**
29. **16ZHE-80226** **Project# 1010966** **JOHN MAHONEY (JACQUELINE FISHMAN, AGENT)** requests a special exception to Section 14-16-2-23(A) and Pg 98(G)(1) Downtown Neighborhood Area SDP : a VARIANCE of 19 percent to the required 30 percent on facades that face a public street to have windows/doors for all or a portion of Lot 8A, Block 53, Original Townsite of Abq zoned SU-2 DNA-OR, located on **816 TIJERAS AV NW (J-13)**
30. **16ZHE-80227** **Project# 1010967** **GEOFF INGLES (JOE CROSS, AGENT)** requests a special exception to Section 14-16-2-23(A) and 14-16-2-16(B)(6) : a CONDITIONAL use to allow a drive thru lane and window in a SU-2 C-1 zone for all or a portion of Lot 8A, Block 4, University Heights zoned SU-2 C-1, located on **416 YALE BLVD SE (K-15)**
31. **16ZHE-80232** **Project# 1010977** **ELVA VARGAS (PAUL LAMB, AGENT)** requests a special exception to Section 14-16-2-23(A) and 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 22-P1, Tierra Vista At The Trails Unit 1 zoned SU-2VTRD, located on **7036 TOMBSTONE RD NW (C-9)**
32. **16ZHE-80203** **Project# 1010943** **RALPH MELENDREZ** requests a special exception to Section 14-16-2-6(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)**
33. **16ZHE-80204** **Project# 1010943** **RALPH MELENDREZ** requests a special exception to Section 14-16-3-19(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)**