HEARING ON SPECIAL EXCEPTIONS TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, August 18, 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

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For Inquiries Regarding This Agenda, Please Call Planning Dept. at (505) 924-3860.

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PLEASE ADDRESS ALL CORRESPONDENCE TO:
Christopher L. 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:

1. ***IR* 15ZHE-80183** — **Project# 1010515** — **ADRIANA ANDREW** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 3 ft 8 in to the 3 ft max height to allow an existing wall in the front setback for all or a portion of Lot 51, Vista Alta Addn zoned R-1, located on **5701 ALTA VISTA CT SW** (L-11)

2. ***IR* 15ZHE-80191** — **Project# 1010527** — **SAN JUANA LUNA DE PADILLA** requests a special exception to Section 14-16-2-9(B) and 14-16-2-6(B)(14)(a)(2): a CONDITIONAL USE to allow a proposed 5 ft fence in the front yard setback area for all or a portion of Lot 5, Block 6, Casas Serenas Addn zoned R-T, located on **416 TENNESSEE ST SE** (L-19)

OLD BUSINESS:

3. ***IR* 15ZHE-0171** — **Project# 1010497** — **BLANCA GARCIA** requests a special exception to Section 14-16-2-11(E)(4)(a): a VARIANCE request of 8' 6" to the required 15' rear setback to allow a proposed addition for all or a portion of Lot 48A, Block 11, Mesa Verde Addition zoned R-2, located on **8411 CHICO RD NE** (K-19)

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-80149** **Project# 1010473** **MARK GONZALES & JOSEPH GONZALES** requests a special exception to Section 14-16-2-16(B)(7) : a CONDITIONAL USE for a proposed dwelling in a C-1 Zone on all or portion of Tract one (1) of the plat of Tracts 1 and 2 Lands of Jose E Ortega Estate. for all or a portion of Lot 1, Tract(s) 1, ORTEGA-JOSE E ESTATE zoned C-1, located on **2200 EDNA AV NW** (J13)

6. **15ZHE-80158** **Project# 1010486** **DAVID APODACA** requests a special exception to Section 14-16-2-6(E)(3)(b) and pg 26 North I 25 SDP: a VARIANCE of 5' to the required 10' corner side yard setback for a proposed shade structure for all or a portion of Lot 16 P-1, Block 4, Buena Vista Estates Unit 2 zoned SU-2 RD or SU-2 LMDR, located on **8505 RANCHO SANTA FE PL NE,** (C-18)

7. **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:

8. **15ZHE-80180** **Project# 1010507** **DAVID G MINSTER** requests a special exception to Section 14-16-2-23(A) and 14-16-2-6(B)(12) and pg 25 LA CUEVA SDP : a CONDITIONAL USE to allow a proposed shade structure in the required rear yard setback area for all or a portion of Lot 7-P1, Block 2, La Cuevita Oeste zoned R-D 3DU/A, located on **8424 EAGLE ROCK AVE NE** (C-20)

9. **15ZHE-80181** **Project# 1010508** **ERNEST HERRERA** requests a special exception to Section 14-16-3-3(B)(2)(d) : a VARIANCE of 6 ft 4 in to the 10 ft separation to allow an existing accessory building to be used as a living quarters for all or a portion of Lot 28, Brock Addn zoned R-G, located on **220 SAN LORENZO AVE NW** (G-14)

10. **15ZHE-80182** **Project# 1010512** **SCOTT AND MICHELLE OTTERNESS (DAVID MONTOYA, AGENT)** requests a special exception to Section 14-16-2-23(A) and 14-16-2-15(B)(9) and pg 99 NOB HILL HIGHLAND SDP : a CONDITIONAL USE to allow retailing of food and drink to allow existing restaurant with beer & wine license for all or a portion of Lot 24, Block 42, University Heights zoned OR-1, located on **3218 SILVER AVE SE** (K-16)

11. **15ZHE-80184** **Project# 1010518** **THE BOARD OF TRUSTEES OF THE NEW MEXICO PIPE TRADES (COURTENAY EICHHORST, AGENT)** requests a special exception to Section 14-16-3-19(A)(3)(a) : a VARIANCE of 3 ft 8 in to the 3 ft max height allowed for a proposed new fence at property line for all or a portion of Lot N 1/2 of Tract 1 EXC the No 100 ft in Mesa Park Addn, Block 1, Mesa Park Addn zoned O-1, located on **411 ARIZONA ST SE** (L-18)

12. **15ZHE-80185** **Project# 1010518** **THE BOARD OF TRUSTEES OF THE NEW MEXICO PIPE TRADES (COURTENAY EICHHORST, AGENT)** requests a special exception to Section 14-16-3-19(A)(3)(a) : a VARIANCE of 3 ft 8 in to the 3 ft max height allowed for a proposed new fence at property line for all or a portion of Lot A1B, Block 1, Mesa Park Addn zoned O-1, located on **421 ARIZONA ST SE** (L-18)

13. **15ZHE-80186** **Project# 1010519** **TOREY MEES/HILLS OPERATION, LLC (SITE ENHANCEMENT SERVICES, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 103, General Regulations, Signage, (1)(D)(1) NOB HILL HIGHLAND SDP : a VARIANCE of 9 in to the maximum letter height of 18 in allowed for a proposed sign for all or a portion of Lot 1-6, Block 33, Valley View Addn zoned CCR-3, located on **4910 CENTRAL AVE SE** (K-17)

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

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

IF YOU ARE AGENDA ITEMS #14-20

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

14.	**15ZHE-80187**	**Project# 1010522**	**JOE A GARCIA (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 setback area for all or a portion of Lot 11, Block 9, Carlisle Plaza Addn zoned R-1, located on **3307 SIERRA DR NE** (G-17)
15.	**15ZHE-80189**	**Project# 1010524**	**MASADA, LLC (JOHN KOEHLER, AGENT)** requests a special exception to Section 14-16-3-24(A)(2) : a VARIANCE of 5200 ft to the required 5280 ft to allow a proposed small loan business for all or a portion of Lot 1, Block B, Towner Addn zoned C-2 or SU-2NFTOD, located on **2501 4TH ST NW** (H-14)
16.	**15ZHE-80190**	**Project# 1010526**	**MB PROPERTIES** requests a special exception to Section 14-16-3-19(A)(2)(a) and pg 70-71 UNIVERSITY NEIGHBORHOOD SDP : a VARIANCE of 3 ft to the 3 ft max height allowed for a proposed 6 ft fence in the front setback area for all or a portion of Lot 2A, Block 51, Terrace Addn zoned SU-2 DR, located on **1512 GOLD AVE SE** (K-15)
17.	**15ZHE-80192**	**Project# 1010528**	**BOBBY N. MARTINEZ** requests a special exception to Section 14-16-2-14(E)(1) and 14-16-2-6(B)(1): a CONDITIONAL USE to allow a proposed accessory living quarters for all or a portion of Lot 8-P1, Ridgefield North Unit 2 zoned R-D, located on **9131 MACALLAN RD NE** (D-20)
18.	**15ZHE-80193**	**Project# 1010529**	**DANIEL WEEKS** requests a special exception to Section 14-16-2-23(A) and pg 93, (D)(4)(a), DOWNTOWN NEIGHBORHOOD AREA SDP : a VARIANCE of 3 ft to the required 5 ft setback required a proposed secondary dwelling for all or a portion of Lot 255, Block 22, Armijo-Perfecto & Brothers zoned SU-2 DNA-SF, located on **704 SLATE AVE NW** (J-14)
19.	**15ZHE-80194**	**Project# 1010529**	**DANIEL WEEKS** requests a special exception to Section 14-16-2-23(A) and pg 93,(D)(3) DOWNTOWN NEIGHBORHOOD AREA SDP : a VARIANCE of 4 ft to the required 10 ft of separation for a proposed new dwelling for all or a portion of Lot 255, Block 22, Armijo-Perfecto & Brothers zoned SU-2 DNA-SF, located on **704 SLATE AVE NW** (J-14)