



**HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE**

ZONING HEARING EXAMINER'S ACTION SHEET

TUESDAY, June 16, 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

Joshua J. Skarsgard, Esq., Zoning Hearing Examiner
Lorena Patten-Quintana, Planner
Angel Vallejos, Administrative Assistant

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

PLEASE ADDRESS ALL CORRESPONDENCE TO:

Joshua J. Skarsgard, 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-80062 | Project# 1010416 | GUADALUPE TENA requests a special exception to Section 14-16-2-6 (B)(3): a VARIANCE of 15' to the required 15' rear yard setback for proposed addition for all or a portion of Lot 28A, Block 7, Tract(s) Unit 2, PUNO DE TIERRA ESTATES zoned R-D, located on 1519 DONA ARCELIA ST SW (M10) DEFERRED TO JULY 21, 2015 |
| 2. | *IR* 15ZHE-80063 | Project# 1010416 | GUADALUPE TENA requests a special exception to Section 14-16-2-6 (B)(3): a CONDITIONAL USE to allow a carport in the front yard setback area for all or a portion of Lot 28A, Block 7, Tract(s) Unit 2, PUNO DE TIERRA ESTATES zoned R-D, located on 1519 DONA ARCELIA ST SW (M10) DEFERRED TO JULY 21, 2015 |
| 3. | *IR* 15ZHE-80146 | Project# 1010469 | FLORA FERNANDEZ requests a special exception to Section pg 45 SOUTH BROADWAY(I)(A)(1) and 14-16-2-6(B)(14)(a)(2) : a CONDITIONAL USE to allow a 5' wall at property line in the required front setback for all or a portion of Lot 1, Block 1, MARIPOSA ADDN zoned SU-2 MR, located on 1823 WILLIAM ST SE (L-14) APPROVAL WITH CONDITIONS |

OLD BUSINESS:

- | | | | |
|----|--------------------|-----------------------------|---|
| 4. | 15ZHE-80035 | Project#
1010386 | MATTHEW L. MCGUIRE requests a special exception to Section 14-16-3-3(B)(e): a VARIANCE of 3.5' to the required 10' separation for a proposed accessory building for all or a portion of Lot 1, Block B, CASA GRANDE MANOR zoned R-1, located on 2920 PALO ALTO DR NE (H23) CONTINUANCE TO THE JULY 21, 2015 HEARING |
| 5. | 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) CONTINUANCE TO THE JULY 21, 2015 HEARING |
| 6. | 15ZHE-80065 | Project#
1010421 | RICHARD J. LUJAN requests a special exception to Section SOUTH BROADWAY SDP, pg 45 I(A)(1) and 14-16-2-6(B)(3): a CONDITIONAL USE to allow an existing carport in the front yard setback area for all or a portion of Lot 3, Block 2 and 8, EASTERN ADDITION FIRST AND SECOND EXTENSIONS SOUTH zoned SU-2 MR, located on 1805 EDITH BLVD SE (L-14) APPROVAL WITH CONDITIONS |

NEW BUSINESS:

- | | | | |
|-----|--------------------|-----------------------------|--|
| 7. | 15ZHE-80134 | Project#
1010441 | ALICE STEPHENS requests a special exception to Section PG 108, NOB HILL SDP and 14-16-3-19(A)(2)(a) : a VARIANCE of 2` 8" to the maximum 3' height allowed in the front yard setback area for an existing wall for all or a portion of Lot 16, Block 45, University Heights zoned R-1, located on 417 TULANE DR SE (K-16) CONTINUANCE TO THE JULY 21, 2015 HEARING |
| 8. | 15ZHE-80135 | Project#
1010448 | MARSHALL SEBAY (DANIEL BERRY, AGENT) requests a special exception to Section PG 32 VOLCANO TRAILS SDP and 14-16-2-14(E)(1) and 14-16-2-6(B)(12): a CONDITIONAL USE to allow for a proposed shade structure in the rear yard setback for all or a portion of Lot 47- P1, TIERRA VISTA @ THE TRAILS UNIT 1 zoned SU-2 VTRD, located on 7020 TEMPE AVE NW, (C-9) APPROVAL WITH CONDITIONS |
| 9. | 15ZHE-80136 | Project#
1010449 | MARSHALL SEBAY (DANIEL BERRY, AGENT) requests a special exception to Section PG. 32 VOLCANO TRAILS SDP and 14-16-2-14(B) and and 14-16-2-9(E)(4) : a VARIANCE request of 6' 6" to the required 15' rear setback area to allow a proposed addition for all or a portion of Lot 47- P1, TIERRA VISTA @ THE TRAILS UNIT 1 zoned SU-2 VTRD, located on 7020 TEMPE AV NW (C-9) APPROVAL WITH CONDITIONS |
| 10. | 15ZHE-80137 | Project#
1010453 | KENNY YOO (ALEX TRUJILLO, AGENT) requests a special exception to Section PG 46 SOUTH BROADWAY SDP, NCR ZONE and 14-16-2-16(B)(8) : a CONDITIONAL USE to allow fireworks sales from a temporary stand from June 19 through July 5 annually for all or a portion of Lot 1A, Block 29, EASTERN ADDN zoned SU-2 NCR, located on 1306 BROADWAY BLVD SE (L-14) APPROVAL WITH CONDITIONS |
| 11. | 15ZHE-80138 | Project#
1010456 | RICHARD J HANSON requests a special exception to Section 14-16-2-22(B)(25)(a) and 14-16-2-6(B)(14): a CONDITIONAL USE to allow a proposed 6' wall in the front setback area at more than 10' back from property line for all or a portion of Lot 15, Block 1, LA ULTIMA DE LA CIUDAD UNIT 1 zoned SU-1 PRD, located on 13416 CIRCULO LARGO DR NE (H-23) APPROVAL WITH CONDITIONS |
| 12. | 15ZHE-80139 | Project#
1010459 | PATTY TRUJILLO (HOME RESORT LIVING, AGENT) requests a special exception to Section 14-16-2-8(E)(3)(a) : a VARIANCE request of 5' to the required 10' street side on a corner lot to allow a proposed shade structure for all or a portion of Lot 45-P1, Block 0000, STINSON PARK zoned R-LT 6DU/AC, located on 7427 SAN JON CT SW (L-10) APPROVAL WITH CONDITIONS |

13. **15ZHE-80140** **Project#** **1010460** **MICHELLE OZBUN** requests a special exception to Section 14-16-2-6(E)(1) : a VARIANCE of 10' to the required 20' front yard setback for an existing garage for all or a portion of Lot 4, Block C, PARKLAND HILLS ADDN zoned R-1, located on **512 VALVERDE DR SE (L-17) APPROVAL WITH CONDITIONS**
14. **15ZHE-80141** **Project#** **1010462** **JAMES TELLER** requests a special exception to Section pg 84 LOS DURANES SDP (D)(1) : a VARIANCE request of 9' to the required 10' side setback required for a proposed addition for all or a portion of Lot 28B4CIA, MRGCD MAP 35 zoned SU-2 LD RA-1, located on **3115 LOS ANAYAS RD NW (G-12) APPROVAL WITH CONDITIONS**
15. **15ZHE-80142** **Project#** **1010463** **DANIEL GUZMAN** requests a special exception to Section 14-16-2-6(E)(3)(a) : a VARIANCE of 15' to the required 20' side setback on a corner lot for a proposed addition for all or a portion of Lot 8, Block 15, PALISADES ADDN zoned R-1, located on **1020 RIVERVIEW PL NW (J-11) APPROVAL WITH CONDITIONS**

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #16

IF YOU ARE AGENDA ITEMS #16-28

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

16. **15ZHE-80143** **Project#** **1010464** **RALPH LUNA** requests a special exception to Section 14-16-3-3(B)(2)(e) : a VARIANCE request of 10' to the required 10' separation from a dwelling to allow an existing accessory structure for all or a portion of Lot 16, Block 24, HOLIDAY PARK UNIT 7 zoned R-1, located on **3620 SINGAPORE CIR NE (G-22) APPROVAL WITH CONDITIONS**
17. **15ZHE-80144** **Project#** **1010466** **KEITH COCHRANE (RON HOLSER, 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 23, Block 3, LOMA VISTA ADDN zoned R-1, located on **732 LAFAYETTE DR NE (J-16) APPROVAL WITH CONDITIONS**
18. **15ZHE-80145** **Project#** **1010467** **STEVE AND KAREN ARMSTRONG** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 3' 6" to the maximum 3' height to allow and existing fence in the front yard setback area for all or a portion of Lot 21, Block 5, MESA ARRIBA zoned R-1, located on **9813 MESA ARRIBA AVE NE (G-21) CONTINUANCE TO THE JULY 21, 2015 HEARING**
19. **15ZHE-80147** **Project#** **1010470** **ART GORMAN - GORMAN INDUSTRIES INC (SUSAN T. PRICE, AGENT)** requests a special exception to pg 118 D.1. SAWMILL/ WELLS PARK SD: a VARIANCE of 10' to the required 10' rear yard setback for a proposed building for all or a portion of Lot 2, DRYER-CLARE & GORMAN zoned S-MI, located on **1330 12TH ST NW (J-13) APPROVAL WITH CONDITIONS**
20. **15ZHE-80148** **Project#** **1010471** **RICHARD VERI (MARTIN BOJORQUEZ, AGENT)** requests a special exception to Section 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 33, Block 8, MIRACERROS ADDN zoned R-1, located on **1725 BRYN MAWR DR NE (H-16) APPROVAL WITH CONDITIONS**

21. **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) CONTINUANCE TO THE JULY 21, 2015 HEARING**
22. **15ZHE-80150** **Project# 1010474** **STEVE NAKAMURA- RACHEL MATTHEW HOMES** requests a special exception to Section pg 87 VOLCANO CLIFFS SDP (5)(a)(vii): a **VARIANCE** request of 20' to the allowed 14' driveway access for a proposed new home for all or a portion of Lot 8, Block 7, VOLCANO CLIFFS UNIT 18 zoned SU-2 VCLL, located on **6504 PATO RD NW (D-10) DEFERRAL TO THE JULY 21, 2015 HEARING**
23. **15ZHE-80151** **Project# 1010475** **CONCEPTION M PORTILLO** requests a special exception to Section 14-16-2-9(B) and 14-16-2-6(B)(14) : a **CONDITIONAL USE** to allow for a 5' wall in the front yard setback for all or a portion of Lot 24 P-1, Block 4, SUNRISE MEADOW UNIT 2 zoned R-T, located on **843 TERRACOTTA PL SW (L-9) APPROVAL WITH CONDITIONS**
24. **15ZHE-80152** **Project# 1010476** **KATHERINE WADE (PAUL KENDERDINE, AGENT)** requests a special exception to Section 14-16-2-6(E)(3)(a) : a **VARIANCE** of 10' to the required 20' corner side yard setback for a proposed dwelling for all or a portion of Lot 10, Block 38, PARKLAND HILLS zoned R-1, located on **1002 GRANDVIEW DR SE (L-17) APPROVAL WITH CONDITIONS**
25. **15ZHE-80153** **Project# 1010477** **DFA, LLC (A&J REAL ESTATE, LLC, AGENT)** requests a special exception to Section pg 47 SOUTH BROADWAY SDP and 14-16-2-20(B)(1)(e) : a **CONDITIONAL USE** to allow proposed contractor's equipment storage, or contractor's plant for all or a portion of Lot 8A, Block C, SOUTH BROADWAY ACRES UNIT 1 zoned SU-2 HM, located on **2920 BROADWAY BLVD SE (M-14) APPROVAL WITH CONDITIONS**
26. **15ZHE-80154** **Project# 1010478** **T. SCOTT ASHCRAFT (GARCIA/KRAEMER & ASSOCIATES, AGENT)** requests a special exception to Section 14-16-2-5(D) : a **VARIANCE** request of 290 square feet to the required 10890 square feet to allow a lot split for proposed lot B-1 for all or a portion of Lot 10B, Block A, CANDELARIA PLAZA ADDN zoned RA-2, located on **3739 SAN ISIDRO ST NW (G-13) APPROVAL WITH CONDITIONS**
27. **15ZHE-80155** **Project# 1010478** **T. SCOTT ASHCRAFT (GARCIA/KRAEMER & ASSOCIATES, AGENT)** requests a special exception to Section 14-16-2-5(D) : a **VARIANCE** request of 521 square feet to the required 10890 square feet to allow a lot split for proposed lot B-2 for all or a portion of Lot 10B, Block A, CANDELARIA PLAZA ADDN zoned RA-2, located on **3739 SAN ISIDRO ST NW (G-13) APPROVAL WITH CONDITIONS**
28. **15ZHE-80156** **Project# 1010479** **ROGER AND BARBARA GRINAGE (SHERI BARAJAS/LARRY CHAVEZ JR, AGENT)** requests a special exception to Section 14-16-2-9(E)(4)(a) : a **VARIANCE** of 12.1' to the required 15' rear yard setback for a proposed patio enclosure for all or a portion of Lot 45, HOLIDAY BREEZE zoned R-T, located on **4615 HOLIDAY BREEZE PL NE (F-22) WITHDRAWN**