



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, September 15, 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:

OLD BUSINESS:

- | | | | |
|----|--------------------|-----------------------------|--|
| 1. | 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) |
| 2. | 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 2100 EDNA AV NW (J13) |
| 3. | 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) |

4. **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)

NEW BUSINESS:

5. **15ZHE-80195** **Project# 1010531** **KEENAN JACKSON** 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, Victory Addn First Unit zoned R-1, located on **2711 SANTA CRUZ AV SE** (L-16)
6. **15ZHE-80196** **Project# 1010541** **CARMEN ALCANTAR** requests a special exception to Section 14-16-3-19(A)(2)(a) : a **VARIANCE** of 3 ft to the maximum 3 ft height allowed for a proposed wall in the front yard setback area for all or a portion of Lot 14B1, Block 1, La Mariposa South zoned R-1, located on **5171 VISTA DE LUZ DR NW** (E-11)
7. **15ZHE-80197** **Project# 1010542** **RALPH LUNA** requests a special exception to Section 14-16-2-6(E)(4)(a) : a **VARIANCE** of 5 ft to the required 10 ft side yard setback for an existing garage 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)
8. **15ZHE-80198** **Project# 1010543** **FERNANDO HERRERA** 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 an existing dwelling for all or a portion of Lot 13, Miller-O E Addn zoned R-1, located on **2205 7TH STREET NW** (H-14)
9. **15ZHE-80199** **Project# 1010547** **YANSHENG WANG & FANG ZHANG** requests a special exception to Section 14-16-3-19(A)(2)(a) : a **VARIANCE** of 2 ft 6 in to the 6 ft required wall height for an existing 8 ft 6 in wall facing the public right of way for all or a portion of Lot 19, The Champions @ Tanoan zoned R-D, located on **10008 WELLINGTON NE** (E-21)
10. **15ZHE-80200** **Project# 1010548** **URIEL E GRANT (AUSTIN'S CARPORT/GILBERT AUSTIN, AGENT)** requests a special exception to Section 14-16-2-6(B)(3) : a **CONDITIONAL USE** to allow a proposed carport in the required front yard setback area for all or a portion of Lot 12, Block 8, El Solindo Replat of zoned R-1, located on **11900 PALO DURO DR NE** (G-22)
11. **15ZHE-80201** **Project# 1010553** **TONY J VIGIL** requests a special exception to Section 14-16-2-23(A) and 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 63, Block 2, El Rancho Atrisco Unit 2 zoned R-D, located on **3204 RONDA DE LECHUSAS NW** (G-10)
12. **15ZHE-80202** **Project# 1010555** **RICHARD FAJARDO** requests a special exception to Section 14-16-3-3(B)(2)(e) : a **VARIANCE** of 10 ft to the required 10 ft separation for an existing accessory structure to a dwelling on the side for all or a portion of Lot 1-P1, Block 21, Parkwest Unit 2 zoned RD, located on **8023 BASALT AV NW** (G-9)
13. **15ZHE-80203** **Project# 1010555** **RICHARD FAJARDO** requests a special exception to Section 14-16-3-3(B)(2)(a) : a **VARIANCE** of 1% to exceed the 25 % allowed for an accessory structure to occupy the side and rear yards for all or a portion of Lot 1-P1, Block 21, Parkwest Unit 2 zoned RD, located on **8023 BASALT AV NW** (G-9)
14. **15ZHE-80204** **Project# 1010555** **RICHARD FAJARDO** requests a special exception to Section 14-16-3-3(B)(2)(a) : a **VARIANCE** of 4 feet to exceed the 6 ft allow wall height on a public right of way to allow for a 12 ft accessory structure on the corner side yard for all or a portion of Lot 1-P1, Block 21, Parkwest Unit 2 zoned RD, located on **8023 BASALT AV NW** (G-9)

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #15

IF YOU ARE AGENDA ITEMS #15-#33

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

15. **15ZHE-80205** **Project#** **AMK PROPERTIES LLC (JULIA GRUESKIN, AGENT)** requests a special exception to Section 14-16-2-23(A), pg 99 NOB HILL HIGHLAND SDP and Section 14-16-2-13(A)(4)(b)6 : a **CONDITIONAL USE** to allow for the Retail Sales of food and non-alcoholic drink for consumption on premise for all or a portion of Lot 4, Block 10, Monte Vista Addn zoned OR-1, located on **3100 MONTE VISTA BLVD NE (K-16)**
1010556
16. **15ZHE-80206** **Project#** **KEYSTONE HOMES LTD CO** requests a special exception to Section 14-16-2-23(A) and 14-16-2-6(E)(5)(a) : a **VARIANCE** request of 2 ft 6 in to the 15 ft required rear yard setback for a proposed new home for all or a portion of Lot 10-P1, La Cueva Estates zoned R-D, located on **9212 LA TIERRA CT NE (B-19)**
1010557
17. **15ZHE-80207** **Project#** **KATIE LEVI &/OR DOROTHY GIACINTO RLT (TRUSTEES) (LESTER R PIGGOTT, AGENT)** requests a special exception to Section 14-16-2-6(B)(3) : a **CONDITIONAL USE** to allow a proposed carport in the required front setback area for all or a portion of Lot 15, Block 13-A, Bellehaven Addn zoned R-1, located on **8517 HANNETT AV NE (J-20)**
1010558
18. **15ZHE-80208** **Project#** **NESTOR & JUDY GONZALES** requests a special exception to Section 14-16-2-6(E)(5)(a) : a **VARIANCE** request of 5 ft to the required 15 ft rear setback to allow a proposed addition for all or a portion of Lot 1, Eagle Nest zoned R-1, located on **4923 EL AGUILA PL NW (H-11)**
1010560
19. **15ZHE-80209** **Project#** **BARBARA M. CALIXTO** 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 20, Block 38, Snow Heights Addn zoned R-1, located on **2005 GLORIETA ST NE (H-20)**
1010561
20. **15ZHE-80210** **Project#** **PRIME PROPERTIES, LLC** requests a special exception to Section 14-16-2-16(B)(6) : a **CONDITIONAL USE** to allow a proposed drive up service window in a C-1 zone on a proposed new lot for all or a portion of Lot A-43-A, Town of Atrisco Grant Northeast Unit zoned C-1, located on **3630 COORS BLVD NW (G-11)**
1010562
21. **15ZHE-80211** **Project#** **ROBERT FOLLO** requests a special exception to Section 14-16-2-11(E)(1) : a **VARIANCE** of 12 ft 8 in to the required 15 ft front yard setback for an existing carport in the front yard setback area for all or a portion of Lot 6, Avalon West zoned R-2, located on **229 AVALON PL NW (K-11)**
1010563
22. **15ZHE-80216** **Project#** **GARY SKIDMORE (DAVID VESICA, AGENT)** requests a special exception to Section 14-16-3-10(E)(3)(b) : a **VARIANCE** of 6 ft to the required 6 ft east and west side landscape buffer for all or a portion of Lot G, Block 16, Mesa Del Norte Addn zoned C-2, located on **7515 LOMAS BLVD NE (J-19)**
1010567

23. **15ZHE-80219** **Project# 1010569** **JOEL JACOBSEN & CARLA BEAUCHAMP** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a proposed carport in the required side setback area for all or a portion of Lot 1, Block 3, McDuffie Place Addn Unit 3 zoned R-1, located on **3326 MACKLAND AV NE** (J-16)
24. **15ZHE-80212** **Project# 1010564** **LISA ALLEN-URREA (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 71 UNIVERSITY NEIGHBORHOODS SDP : a VARIANCE request of 10 ft to the required 20 ft front setback to allow a proposed new townhome on a proposed new lot 1A for all or a portion of Lot 1&2, Block 10, University Heights zoned SU-2 DR, located on **202 CORNELL DR SE** (K-16)
25. **15ZHE-80228** **Project# 1010564** **LISA ALLEN-URREA (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 71 UNIVERSITY NEIGHBORHOODS SDP (6)(A)(1) : a VARIANCE request of .25 to the max .5 floor area ratio to allow a proposed new townhome on a proposed new lot 1A for all or a portion of Lot 1&2, Block 10, University Heights zoned SU-2 DR, located on **202 CORNELL DR SE** (K-16)
26. **15ZHE-80213** **Project# 1010565** **LISA ALLEN-URREA (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 71 UNIVERSITY NEIGHBORHOODS SDP : a VARIANCE request of 10 ft to the required 20 ft front setback to allow a proposed new townhome on a proposed new lot 1D for all or a portion of Lot 1&2, Block 10, University Heights zoned SU-2 DR, located on **202 CORNELL DR SE** (K-16)
27. **15ZHE-80229** **Project# 1010565** **LISA ALLEN-URREA (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 71 UNIVERSITY NEIGHBORHOODS SDP (6)(A)(1) : a VARIANCE request of .25 to the max .5 floor area ratio to allow a proposed new townhome on a proposed new lot 1D for all or a portion of Lot 1&2, Block 10, University Heights zoned SU-2 DR, located on **202 CORNELL DR SE** (K-16)
28. **15ZHE-80214** **Project# 1010566** **LISA ALLEN-URREA (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 71 UNIVERSITY NEIGHBORHOODS SDP : a VARIANCE request of 10 ft to the required 20 ft front setback to allow a proposed new townhome on a proposed new lot 1C for all or a portion of Lot 1&2, Block 10, University Heights zoned SU-2 DR, located on **202 CORNELL DR SE** (K-16)
29. **15ZHE-80215** **Project# 1010566** **LISA ALLEN-URREA (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 71 UNIVERSITY NEIGHBORHOODS SDP : a VARIANCE request of 5ft to the required 15ft rear setback to allow a proposed new townhome on a proposed new lot 1C for all or a portion of Lot 1&2, Block 10, University Heights zoned SU-2 DR, located on **202 CORNELL DR SE** (K-16)
30. **15ZHE-80226** **Project# 1010566** **LISA ALLEN-URREA (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 71 UNIVERSITY NEIGHBORHOODS SDP (6)(A)(1) : a VARIANCE request of .25 to the max allowed .5 floor area ratio to allow a proposed new townhome on a proposed new lot 1C for all or a portion of Lot 1&2, Block 10, University Heights zoned SU-2 DR, located on **202 CORNELL DR SE** (K-16)
31. **15ZHE-80217** **Project# 1010568** **LISA ALLEN-URREA (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 71 UNIVERSITY NEIGHBORHOODS SDP : a VARIANCE request of 10 ft to the required 20 ft front setback to allow a proposed new townhome on a proposed new lot 1B for all or a portion of Lot 1&2, Block 10, University Heights zoned SU-2 DR, located on **202 CORNELL DR SE** (K-16)

32. **15ZHE-80218** **Project#** **LISA ALLEN-URREA (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 71 UNIVERSITY NEIGHBORHOODS SDP : a VARIANCE request of 5ft to the required 15ft rear setback to allow a proposed new townhome on a proposed new lot 1B for all or a portion of Lot 1&2, Block 10, University Heights zoned SU-2 DR, located on **202 CORNELL DR SE (K-16)**
1010568
33. **15ZHE-80227** **Project#** **LISA ALLEN-URREA (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 71 UNIVERSITY NEIGHBORHOODS SDP (6)(A)(1) : a VARIANCE request of .25 to the max allowed .5 floor area ratio to allow a proposed new townhome on a proposed new lot 1B for all or a portion of Lot 1&2, Block 10, University Heights zoned SU-2 DR, located on **202 CORNELL DR SE (K-16)**
1010568