



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

ZONING HEARING EXAMINER'S ACTION SHEET

TUESDAY, January 19, 2016 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-80287 | Project# 1010676 | MARIA DEL R MENDOZA requests a special exception to Section 14-16-2-8(B)(1) and 14-16-2-6(B)(14) : a CONDITIONAL USE to allow an existing 5 ft fence in the front yard setback area for all or a portion of Lot 11-P1, Block 2, El Rancho Grande 1 Unit 9A zoned R-LT, located on 2800 JESSE JAMES DR SW (N-9) APPROVAL WITH CONDITIONS |
| 2. | *IR* 15ZHE-80288 | Project# 1010677 | MARLO PRIETO/ RENE PRIETO requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 3 ft to the required 3 ft wall height in the front yard setback for all or a portion of Lot 23-P1, Block 4, Sunrise Meadows Unit 2 zoned R-T, located on 839 TERRACOTTA PL SW (L-9) DEFERRED TO FEBRUARY 16, 2016 |

NEW BUSINESS:

- | | | | |
|----|--------------------|-------------------------|---|
| 3. | 15ZHE-80289 | Project# 1010681 | JOHN & AGNES ARAGON requests a special exception to Section 14-16-2-6(E)(4)(a) : a VARIANCE request of 5ft to the 10ft side setback required to allow a proposed addition for all or a portion of Lot 5, Block 3, Montgomery Heights Addn zoned R-1, located on 3516 DELAMAR AV NE (G-16) APPROVAL |
|----|--------------------|-------------------------|---|

4. **15ZHE-80290** **Project#** **MIGUEL CISNEROS (RONALD J. HENSLEY, AGENT)** requests a special exception to Section 14-16-2-17(B)(3) : a **CONDITIONAL USE** to allow for a church in a C2 zone for all or a portion of Lot 1,2,3,& 4, Block 14, Sandia Plaza zoned C-2 OR SU-2 NFMX, located on **4903 4TH ST NW (F14) DEFERRED TO FEBRUARY 16, 2016**
1010684

5. **15ZHE-80291** **Project#** **ALICIA MEIERING (EDWARD GARCIA, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 73 UNIVERSITY NEIGHBORHOODS SDP, 14-13-2-16(B)(13) : a **CONDITIONAL USE** to allow outdoor storage or activity for all or a portion of Lot 13, Block 1, University Heights zoned SU-2 R3C, located on **147 HARVARD DR SE (K-15) WITHDRAWN**
1010686

6. **15ZHE-80292** **Project#** **JOE A SANCHEZ** requests a special exception to Section 14-16-2-6(E)(4)(a) : a **VARIANCE** request of 7 ft to the 10 ft side setback required to allow a proposed addition for all or a portion of Lot 10, Block 49A, Four Hills Village 19th Installment zoned R-1, located on **1637 SOPLO RD SE (N-23) DEFERRED TO FEBRUARY 16, 2016**
1010687

7. **15ZHE-80293** **Project#** **GUARDIAN STORAGE (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-16(B)(21) : a **CONDITIONAL USE** to allow storage of household goods, equipment or material reasonable to neighborhood function in a C-1(SC) zone for all or a portion of Lot 1, Bosque Plaza zoned C-1(SC), located on **3600 BOSQUE PLAZA LA NW (D-12) DEFERRED TO FEBRUARY 16, 2016**
1010688

8. **15ZHE-80294** **Project#** **ANGELA GABEL (RICHARD BURD, AGENT)** requests a special exception to Section 14-16-2-6(E)(3)(a) : a **VARIANCE** of 10 ft to the 20 ft side setback required on a corner lot which rear yard abuts a front yard for all or a portion of Lot 3, Block 8, Victory Addn First Unit of zoned R-1, located on **1017 VASSAR DR SE (L-16) DEFERRED TO FEBRUARY 16, 2016**
1010689

9. **15ZHE-80295** **Project#** **JOHN KRUSE** requests a special exception to Section 14-16-2-12 (E)(2) : a **VARIANCE** of 4 ft to the required 5 ft side yard setback for a proposed addition for all or a portion of Lot 1, Block 8, Buena Vista zoned R-3, located on **120 GLORIETA ST NE (K-20) DEFERRED TO FEBRUARY 16, 2016**
1010690

10. **15ZHE-80296** **Project#** **J. CALDEIRA & P. MAFFEI (M. BELL / NIQUE'SCAPES, AGENT)** requests a special exception to Section 14-16-2-6(B)(14) : a **CONDITIONAL USE** to allow a 5 ft fence in the required front setback area for all or a portion of Lot 16, Block 32, Tract(s) 25, Heights Reservoir Addn zoned R-1, located on **520 WASHINGTON ST NE (K-17) DEFERRED TO FEBRUARY 16, 2016**
1010691

11. **15ZHE-80297** **Project#** **HOLLIS C HEDLUND (GRISELDA MORALES, AGENT)** requests a special exception to Section 14-16-2-16(B)(13) : a **CONDITIONAL USE** to allow for the outdoor display, storage and repair of tires in a SU 2/ C-1 zone for all or a portion of Lot 10, Block 8, Buena Vista Heights zoned SU-2 C-1, located on **501 YALE BLVD SE (K-15) DEFERRED TO FEBRUARY 16, 2016**
1010692

12. **15ZHE-80298** **Project#** **NOLAN AND CHANTEL ALEXANDER (ANTHONY LOPES, AGENT)** requests a special exception to Section 14-16-2-6-(E)(1) : a **VARIANCE** of 20 ft to the required 20 ft front yard setback area for a proposed garage addition for all or a portion of Lot 9, Block 14, Broad Acres zoned R-1, located on **2705 MESILLA ST NE (H-19) DEFERRED TO FEBRUARY 16, 2016**
1010694

13. **15ZHE-80299** **Project#** **ROMELIA MARQUEZ CERA (RAUL DOMINGUEZ, AGENT)** requests a special exception to Section 14-16-2-6-(E)(3)(b) : a **VARIANCE** request of 5 ft to the 10 ft side setback required for a proposed new home for all or a portion of Lot 1, Block 15, La Mesa Extension zoned R-1, located on **401 ALCAZAR ST NE (K-19) DEFERRED TO FEBRUARY 16, 2016**
1010695