



**HEARING ON SPECIAL EXCEPTIONS  
TO THE COMPREHENSIVE CITY ZONING CODE**  
**ZONING HEARING EXAMINER'S ACTION SHEET**

TUESDAY, July 19, 2016

**IF YOU ARE AGENDA ITEMS #1 THRU #20**  
**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 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 Angel Vallejos at (505) 924-3894.**

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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) 924-3894.*

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**INTERPRETER REQUIRED:**

- |                     |                            |   |
|---------------------|----------------------------|---|
| 1. *IR* 16ZHE-80145 | <b>Project#</b><br>1010860 | <b>JENNIFER GONZALEZ</b> requests a special exception to Section 14-16-2-6(E)(4)(a) : a VARIANCE of 1 ft 6 in to the required 5 ft side 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 (H-22) DEFERRED TO AUGUST 16, 2016</b> |
| 2. *IR* 16ZHE-80146 | <b>Project#</b><br>1010860 | <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 (H-22) DEFERRED TO AUGUST 16, 2016</b>     |

**OLD BUSINESS:**

3. **\*IR\* 16ZHE-80059**      **Project# 1010760**      **GUADALUPE CHAVEZ** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE request of 3 ft to the 3 ft maximum wall height to allow an existing 6 ft wall in the front setback area for all or a portion of Lot 24, Block J, Desert Springs Unit 5 zoned R-LT, located on **7609 DESERT MORNING RD SW (M-10) DENIED**
4. **16ZHE-80053**      **Project# 1010752**      **RANDY PRICE** requests a special exception to PG 108, NOB HILL SDP and 14-16-3-19(A)(2)(a) : a VARIANCE of 1 ft to the maximum 3 ft height allowed in the front yard setback for an existing fence for all or a portion of Lot 18, Block 30, University Heights Addn zoned R-1, located on **313 DARTMOUTH DR SE (K-16) APPROVED WITH CONDITIONS**
5. **16ZHE-80117**      **Project# 1010823**      **MATT BLACK** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 3.5 ft to the allowed 3 ft wall height in the front yard setback area for all or a portion of Lot 37-P1, Dos Caminos zoned R-D, located on **5916 MIAMI RD NW (H-11) DEFERRED TO AUGUST 16, 2016**
6. **16ZHE-80127**      **Project# 1010837**      **GILBERT SAVEDRA** requests a special exception to Section 14-16-2-6(B)(14) : a CONDITIONAL USE to allow a 5 ft tall fence in the front yard setback area for all or a portion of Lot 21, Block N, Lavaland Addn zoned R-1, located on **428 59TH ST NW (J-11) DEFERRED TO AUGUST 16, 2016**
7. **16ZHE-80128**      **Project# 1010841**      **NICHOLAS BUTTON** requests a special exception to Section 14-16-3-19(A)(2)(b) : a VARIANCE of 2 ft 6 in to the required 3 ft wall height on the corner front yard setback for all or a portion of Lot Q, Block 30, Ridgecrest Addn zoned R-1, located on **1504 MONROE PL SE (L-17) APPROVED**

**NEW BUSINESS:**

8. **16ZHE-80143**      **Project# 1010856**      **RUEY SHIEH** requests a special exception to Section 14-16-2-23(A) and University Neighborhood SDP, Pg 71(5)(c) : a VARIANCE of 10 ft to the required 15 ft rear setback to allow a proposed addition for all or a portion of Lot 16, Block 8, Buena Vista Heights zoned SU-2 DR, located on **2117 SAINT CYR AV SE (K-15) APPROVED**
9. **16ZHE-80144**      **Project# 1010856**      **RUEY SHIEH** requests a special exception to Section 14-16-2-23(A) and University Neighborhood SDP, Pg 71(5)(b) : a VARIANCE of 2 ft 5 in to the required 5 ft side setback to allow an existing addition for all or a portion of Lot 16, Block 8, Buena Vista Heights zoned SU-2 DR, located on **2117 SAINT CYR AV SE (K-15) APPROVED**
10. **16ZHE-80147**      **Project# 1010861**      **STRONG, LYNDISAY & RYAN** requests a special exception to Section 14-16-3-3(B)(2)(e) : a VARIANCE of 10 ft to the required 10 ft separation to allow an existing accessory structure in the side yard setback for all or a portion of Lot 35, Block N, New Holiday Park zoned R-1, located on **4604 OAHU DR NE (F-22) APPROVED**
11. **16ZHE-80149**      **Project# 1010862**      **DOMINIC MONTOYA AND NIDIA RAMOS** requests a special exception to Section 14-16-2-8(B)(1) and 14-16-2-6(B)(14) : a CONDITIONAL USE to allow a 5 ft wall in the required front setback for all or a portion of Lot 10-p1, Block 3, Rinconada Point Unit 1 zoned R-LT, located on **3201 PAINTED ROCK DR NW (G-10) APPROVED WITH CONDITIONS**
12. **16ZHE-80157**      **Project# 1010874**      **TIKA SUBEDI (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 required front yard setback for all or a portion of Lot 24, Block 15, East Central Business Addn zoned R-1, located on **209 SHIRLEY ST NE (L-21) APPROVED**
13. **16ZHE-80158**      **Project# 1010875**      **THANH QUY (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 required front yard setback for all or a portion of Lot 3, Block 16, East Central Business Addn zoned R-1, located on **208 SHIRLEY ST NE (L-21) APPROVED**

- 14. **16ZHE-80150**      **Project#** **CREYO CAMPBELL (CHRIS FISCHER, AGENT)** requests a special exception to Section 14-16-3-3(B)(2)(e) : a VARIANCE of 4 ft to the required 10 ft separation between accessory buildings and a dwelling unit for all or a portion of Lot 16, Block 4, Manzano Manor Unit 1 zoned R-1, located on **600 FIGUEROA ST NE (K-22) APPROVED**  
**1010864**
  
- 15. **16ZHE-80151**      **Project#** **BASIL WILLIAMS (LISA MAURY, AGENT)** requests a special exception to Section 14-16-2-20(B)(5) : a CONDITIONAL USE to allow retailing which is not permissible in a M-1 zone for all or a portion of Lot 05, Coles Industrial No 2 zoned M-1, located on **3421 STANFORD DR NE (G16) APPROVED WITH CONDITIONS**  
**1010870**
  
- 16. **16ZHE-80152**      **Project#** **BASIL WILLIAMS (LISA MAURY, AGENT)** requests a special exception to Section 14-16-2-20(B)(6) : A CONDITIONAL USE to allow uses or activities in a tent in a M-1 zone for all or a portion of Lot 05, Coles Industrial No 2 zoned M-1, located on **3421 STANFORD DR NE (G16) APPROVED WITH CONDITIONS**  
**1010870**
  
- 17. **16ZHE-80153**      **Project#** **FIROZ S & JABEEN VAGH (DAC ENTERPRISES, AGENT)** requests a special exception to Section 14-16-2-23 La Cueva SDP, Pg 37 SEC 12 R-3 : a VARIANCE of 31 Additional Spaces To The 39 Maximum Parking Spaces To Allow for A Total Of 70 Spaces for all or a portion of Lot 32, Block 4, N Abq Acres Tr 2 Unit 3 zoned SU-2/ C-1, located on **7001 SIGNAL AV NE (C-19) APPROVED**  
**1010871**
  
- 18. **16ZHE-80154**      **Project#** **RALPH AND CRUZ CHAVEZ** 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 27, Sloan HM zoned R-1, located on **331 62ND ST NW (K-11) APPROVED**  
**1010872**
  
- 19. **16ZHE-80155**      **Project#** **DENNISE M SMITH** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow an existing carport in the required side yard setback area for all or a portion of Lot 13, Block 5, B&R Addn zoned R-1, located on **644 GROVE ST NE (K-19) APPROVED**  
**1010873**
  
- 20. **16ZHE-80156**      **Project#** **DENNISE M SMITH** requests a special exception to Section 14-16-2-6(E)(5)(a) : a VARIANCE of 15 ft to the 15 ft required rear yard setback to allow an existing patio cover for all or a portion of Lot 13, Block 5, B&R Addn zoned R-1, located on **644 GROVE ST NE (K-19) APPROVED**  
**1010873**

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

**HEARING WILL RESUME PROMPTLY**  
**AT 1:30 P.M. WITH ITEM #21**

**IF YOU ARE AGENDA ITEMS #21-#27**

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

- 21. **16ZHE-80159**      **Project#** **CTB DEVELOPMENT LLC** requests a special exception to Section 14-16-2-23(A), South Broadway SDP Pg 45(B)(II) and 14-16-2-13(A)(2) : a VARIANCE of 5 dwelling units per acre to the allowed 20 for a proposed new townhome for all or a portion of Lot 3-A, Block 30, Hunings Highland Addn zoned SU-2 LCR, located on **509 HIGH ST SE (K-14) APPROVED**  
**1010877**

22. **16ZHE-80160**      **Project#**      **CTB DEVELOPMENT LLC** requests a special exception to Section 14-16-2-23(A), South Broadway SDP Pg 45(B)(II) and 14-16-2-13(A)(2) : a VARIANCE of 5 dwelling units per acre to the allowed 20 for a proposed new townhome for all or a portion of Lot 3-B, Block 30, Hunning Highland Addn zoned SU-2 LCR, located on **511 HIGH ST SE (K-14) APPROVED**
23. **16ZHE-80161**      **Project#**      **STEFAN POSSE (MATTHEW KING, AGENT)** requests a special exception to Section 14-16-2-6(B)(1) : a CONDITIONAL USE to allow for accessory living quarters for all or a portion of Lot 34A2A1, MRGCD MAP31 zoned RA-2, located on **1616 BAYITA LN NW (F-13) APPROVED WITH CONDITIONS**
24. **16ZHE-80162**      **Project#**      **CEDAR INVESTORS, LLC (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) / Pg 74-75 University Neighborhoods SDP and 14-16-2-12(B)(2) : a CONDITIONAL USE to allow up to 36 dwelling units per acre in a SU-2 MD1 zone for a proposed new lot for all or a portion of Lot 7, Block 21, Brownwell & Lails Highland Addn zoned SU-2 MD1, located on **200 MULBERRY ST NE (K-15) APPROVED WITH CONDITIONS**
25. **16ZHE-80163**      **Project#**      **DANIEL MCELWEE (CARL GARCIA, AGENT)** requests a special exception to Section 14-16-2 9(B) and 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a carport on the corner side lot for all or a portion of Lot 153, Prairie Ridge Unit 4 zoned R-T, located on **7621 SUNROSE DR NW (D-12) APPROVED**
26. **16ZHE-80164**      **Project#**      **AURA GONZALES** requests a special exception to Section 14-16-2-5-(B)(1), 14-16-2-4-(B)(1) and 14-16-2-6(B)(1) : a CONDITIONAL USE to allow an accessory living quarters in RA-2 zone for all or a portion of Lot F, OTC 3 zoned RA-2, located on **2633 MOUNTAIN RD NW (J-12) APPROVED WITH CONDITIONS**
27. **16ZHE-80165**      **Project#**      **THOMAS O HOBBS JR (KAYLA JOHNSON, LIPSTICK BAIL BONDS NM LLC, AGENT)** requests a special exception to Section 14-16-2-23(A) and Pg. 118(A)(6)(c) Downtown Neighborhood Area SDP: a VARIANCE of 681 ft to the 500 ft max distance allowed for a bail bond office from a courthouse for all or a portion of Lot 20, Nichols & Bowden Addn zoned SU-2 DNA-MUM, located on **801 8TH ST NW (J-14) WITHDRAWN**