



HEARING ON SPECIAL EXCEPTIONS TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

Thursday, November 17, 2016 9:00 A.M.

IF YOU ARE AGENDA ITEMS #1 THRU #17
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 2ND STREET AND ROMA NW)

STAFF

Christopher 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) 924-3894.

PLEASE ADDRESS ALL CORRESPONDENCE TO:

Christopher Graeser, Esq., Zoning Hearing Examiner
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:

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|----|-------------------------|-------------------------|---|
| 1. | *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) |
| 2. | *IR* 16ZHE-80264 | Project# 1011009 | EGLYS RIVERO requests a special exception to Section 14-16-2-6(B)(5) : a CONDITIONAL USE to allow up to 12 children for a home daycare for all or a portion of Lot 7, Block 24, Mesa Park Addn zoned R-1, located on 612 KENTUCKY ST SE (L18) |

OLD BUSINESS:

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| 3. | 16ZHE-80246 | Project# 1010990 | MARC POWELL requests a special exception to Section 14-16-3-19(A)(3)(a) : a VARIANCE of 3 ft 10 in for an existing wrought iron fence in the required 5 ft setback for all or a portion of Lot A1, Block 3, La Mesa zoned C-2, located on 7315 CENTRAL AV NE (K-19) |
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4. **16ZHE-80247** **Project#** **RICHARD QUANZ DBA QUANZ AUTO CARE (DAC ENTERPRISES INC, AGENT)** requests a special exception to Section 14-16-2-22(F) and 14-16-2-17(A)(10)(d) : a VARIANCE of 17 ft in height and 75 ft in size from the approved site development plan to allow for a sign 26 ft in height and 150 ft in area to include an electronic message display as provided in the C-3 zone for all or a portion of Lot G, Block D, Rancho Sereno Unit 3 zoned SU-1 PDA to include C-3 uses, located on **9111 EAGLE RANCH RD NW (C-12)**
5. **16ZHE-80248** **Project#** **DAVID PINO** requests a special exception to Section 14-16-3-3 (B)(2)(e) : a VARIANCE of 10 ft to the required 10 ft separation of an accessory building for all or a portion of Lot 11B, Williams Dora A Addn zoned R-1, located on **2310 DORA AV NW (J-12)**
6. **16ZHE-80258** **Project#** **DANIEL LUDWIG** requests a special exception to Section 14-16-3-3(B)(2)(b) : a VARIANCE of 20 ft to the required 20 ft corner side yard setback to allow a proposed accessory structure for all or a portion of Lot 34B1D / 117C, MRGCD MAP 31 zoned RA-2, located on **5105 GUADALUPE TRL NW (F-14)**

NEW BUSINESS:

7. **16ZHE-80263** **Project#** **MICHAEL DONOGHUE** requests a special exception to Section 14-16-2-8(E)(4)(a) : a VARIANCE of 2 ft 8 in to the required 15 ft rear setback for all or a portion of Lot 64, Prima Entrada zoned SU-2 R-LT, located on **800 MIRASOL CT NW (J8)**
8. **16ZHE-80265** **Project#** **BERTRAND & MARTA PARNALL (YOLANDA MONTOYA, AGENT)** requests a special exception to Section 14-16-2-6(E)(4)(a) : a VARIANCE of 10 ft to the required 10 ft side yard setback for an existing structure for all or a portion of Lot 10, Block 3, McDuffie Place Unit 1 zoned R-1, located on **724 HERMOSA DR NE (J-17)**
9. **16ZHE-80267** **Project#** **PATRICIA DAVILA** requests a special exception to Section 14-16-2-6(B)(14)(a)(1) : a CONDITIONAL USE to allow a 5 ft 6 in wall in the front yard setback area for all or a portion of Lot 18, Block 16, Baron Burg Heights Shirleys zoned R-1, located on **624 CAGUA DR SE (L-18)**
10. **16ZHE-80268** **Project#** **DONALD VOSS (DAVID WALL, AGENT)** requests a special exception to Section 14-16-3-19(A)(3) : a VARIANCE of 6 ft to the allowed 3 ft wall at property line for all or a portion of Lot A, Block 9, Valley View Addn zoned C-2, located on **416 WASHINGTON ST SE (K17)**
11. **16ZHE-80269** **Project#** **DONALD VOSS (DAVID WALL, AGENT)** requests a special exception to Section 14-16-3-19(A)(3) : a VARIANCE of 6 ft to the allowed 3 ft wall at property line for all or a portion of Lot B, Block 9, Valley View Addn zoned C-2, located on **418 WASHINGTON ST SE (K17)**
12. **16ZHE-80270** **Project#** **DONALD VOSS (DAVID WALL, AGENT)** requests a special exception to Section 14-16-3-19(A)(3) : a VARIANCE of 6 ft to the allowed 3 ft wall at property line for all or a portion of Lot 25,26, Block 9, Valley View Addn zoned C-2, located on **420 WASHINGTON ST SE (K17)**
13. **16ZHE-80271** **Project#** **MARIE OLGUIN (JOSEPH GRADY, AGENT)** requests a special exception to Section 14-16-2-5(E) : a VARIANCE of 1 ft 6 in to the required rear yard setback in a RA-2 zone for all or a portion of Lot 1-P1, Rio Del Norte zoned RA-2, located on **2501 GRIEGOS PL NW (F-13)**
14. **16ZHE-80272** **Project#** **MARIE OLGUIN (JOSEPH GRADY, AGENT)** requests a special exception to Section 14-16-2-5(D) : a VARIANCE of .004 of an acre to the required .25 acre lot size in the RA-2 zone for all or a portion of Lot 1-P1, Rio Del Norte zoned RA-2, located on **2501 GRIEGOS PL NW (F-13)**

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| 15. | 16ZHE-80273 | Project#
1011019 | REGIONS BEYOND INC (DAC ENTERPRISES INC, AGENT) requests a special exception to Section 14-16-2-23(A) and 14-16-2-17(A)13 and pg 73 BARELAS SDP : a CONDITIONAL USE to allow for an events center in SU-2 NCR zone for all or a portion of Lot A, Atlantic & Pacific Addn zoned SU-2 NCR, located on 907 4TH ST SW (K-14) |
| 16. | 16ZHE-80274 | Project#
1011020 | ROB AND BETH O'LEARY (JAY PARKS, AGENT) requests a special exception to Section 14-16-2-6(B)(14)(a)(1) : a CONDITIONAL USE to allow a 6 ft wall at 11 ft from back of sidewalk for all or a portion of Lot 9, Block 20, Monterey Hills Addn zoned R-1, located on 3015 SANTA CLARA AV SE (L-16) |
| 17. | 16ZHE-80275 | Project#
1011023 | JOHN GERALD BURNS & DEBRA SUSAN BROWITT REVOCABLE TRUST requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 6 ft to the max 3 ft wall height to allow a proposed new wall for all or a portion of Lot 2, Block 17, Rebonito zoned R-1, located on 13804 HAINES AV NE (J-23) |

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #18

IF YOU ARE AGENDA ITEMS #18 thru #30

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

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| 18. | 16ZHE-80276 | Project#
1011024 | R G ROSE TRUST requests a special exception to Section 14-16-2-6(E)(3)(b) : a VARIANCE of 5 ft to the required 10 ft corner side yard for a proposed carport and storage unit for all or a portion of Lot 19, Block 1, Sagecrest Addn zoned R-1, located on 5900 AVENIDA ARTURO NW (E11) |
| 19. | 16ZHE-80277 | Project#
1011025 | H L WHEATON requests a special exception to Section 14-16-3-3(A)(7)(a) : a VARIANCE of 30 ft to the required 35 ft to allow a proposed new 25 ft house for all or a portion of Lot 20, Block 54, University Heights zoned R-1, located on 309 CARLISLE BLVD SE (K-16) |
| 20. | 16ZHE-80279 | Project#
1011027 | TERESA CAMPOS (JUAN CESAR SIERRA, AGENT) requests a special exception to Section 14-16-2-6(B)(1) : a CONDITIONAL USE to allow for an accessory living quarters for all or a portion of Lot 13, Luz En La Ventana @ Ventana Ranch zoned R-LT, located on 6915 LUZ DE LA LUNA PL NW (B-9) |
| 21. | 16ZHE-80280 | Project#
1011028 | URBAN VENTURES INC requests a special exception to Section 14-16-2-23(A) and pg 46 III (B)(1) : a CONDITIONAL USE to allow C-2 uses in a SU-2 NCR zone for all or a portion of Lot 5-A, Block 36, Huning Highland Addn zoned SU-2 NCR, located on 613 BROADWAY BLVD SE (K-14) |
| 22. | 16ZHE-80281 | Project#
1011029 | DAVID GONZALES (LARRY W MEDRANO, AGENT) requests a special exception to Section 14-16-2-6-(D)(2)(b) : a VARIANCE of 577 sq ft to allow for two lots for the required 6,000 sq ft lot size for all or a portion of Lot 1, Block 2, Franklin Addn zoned R-1, located on 1302 VAN CLEAVE RD NW (G-14) |
| 23. | 16ZHE-80282 | Project#
1011030 | TOM WADE (JAMES STROZIER, AGENT) requests a special exception to Section 14-16-2-23(A) and pg 70 (4)(b) UNIVERSITY NEIGHBORHOODS SDP : a VARIANCE of 12 ft to the required 24 ft building width per dwelling unit for all or a portion of Lot 1D, Block 10, University Heights zoned SU-2 DR, located on 2320 SILVER AV SE (K-16) |

24. **16ZHE-80283** **Project#** **TOM WADE (JAMES STROZIER, AGENT)** requests a special exception to
1011031 Section 14-16-2-23(A) and pg 70(4)(b) UNIVERSITY NEIGHBORHOODS
SDP : a VARIANCE of 12 ft to the required 24 ft building width per dwelling
unit for all or a portion of Lot 1C, Block 10, University Heights zoned SU-2
DR, located on **2324 SILVER AV SE** (K-16)
25. **16ZHE-80284** **Project#** **TOM WADE (JAMES STROZIER, AGENT)** requests a special exception to
1011032 Section 14-16-2-23(A) and pg 70(4)(b) UNIVERSITY NEIGHBORHOODS
SDP : a VARIANCE of 12 ft to the required 24 ft building width per dwelling
unit for all or a portion of Lot 1A, Block 10, University Heights zoned SU-2
DR, located on **2332 SILVER AV SE** (K-16)
26. **16ZHE-80285** **Project#** **TOM WADE (JAMES STROZIER, AGENT)** requests a special exception to
1011033 Section 14-16-2-23(A) and pg 70(4)(b) UNIVERSITY NEIGHBORHOODS
SDP : a VARIANCE of 12 ft to the required 24 ft building width per dwelling
unit for all or a portion of Lot 1B, Block 10, University Heights zoned SU-2
DR, located on **2328 SILVER AV SE** (K-16)
27. **16ZHE-80286** **Project#** **MINERVA AND PHILLIP CAMP (GARCIA/KRAEMER & ASSOCIATES,**
1011034 **AGENT)** requests a special exception to Section 14-16-2-23(A) and pg
92(C) DOWNTOWN NEIGHBORHOOD SDP 14-16-2-6(B)(7) : a
CONDITIONAL USE to allow counseling as a home occupation for all or a
portion of Lot 30,31,32, Block 16, Perea Addn zoned SU-2 DNA-SF,
located on **217 13TH ST NW** (J-13)
28. **16ZHE-80287** **Project#** **DENNIS BLEY AND LESLIE BOWEN (GARCIA/KRAEMER &**
1011035 **ASSOCIATES, AGENT)** requests a special exception to Section 14-16-2-
6(B)(1) : a CONDITIONAL USE to allow an existing accessory living
quarters for all or a portion of Lot 22, Block 53, University Heights zoned
R-1, located on **405 CARLISLE BLVD SE** (K-16)
29. **16ZHE-80288** **Project#** **JOHN LIEBENDORFER** requests a special exception to Section 14-16-3-
1011036 4(B)(1) and 14-16-4-2(C)(3) : EXPANSION OF NONCONFORMING USE to
allow for an additional 160 sq ft to an existing 894 sq ft dwelling in an
existing dwelling unit for all or a portion of Lot 11, Block 20, Monte Vista
Addn zoned SFHD, located on **3217 CAMPUS BLVD NE** (K-16)
30. **16ZHE-80289** **Project#** **SAIFI TALEBREZA (JEFF LANG, AGENT)** requests a special exception to
1011037 Section 14-16-2-6(E)(1) : a VARIANCE of 10 ft to the 20 ft front setback
required for a proposed new house for all or a portion of Lot 20A1, Block 1,
Candlelight Foothills Unit 1 zoned R-1, located on **13915 LOMAS BLVD**
NE (J-13)