



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

TUESDAY, October 18, 2016 9:00 A.M.

IF YOU ARE AGENDA ITEMS #1 THRU #25
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:

- | | | | |
|----|-------------------------|-------------------------|---|
| 1. | *IR* 16ZHE-80219 | Project# 1010961 | MARIA J QUINONEZ requests a special exception to Section 14-16-2-6(B)(14)(a)(2) : a CONDITIONAL USE to allow a 5 ft wall in the front yard setback area for all or a portion of Lot 44, Block 3, Atrisco Village Unit 1 Of Hoffman City zoned R-1, located on 1230 CERRILLOS RD SW (M-8) APPROVED WITH CONDITIONS |
| 2. | *IR* 16ZHE-80244 | Project# 1010988 | FRANK TELLO requests a special exception to Section 14-16-2-9(B) and 14-26-2-6-(B)(14) : a CONDITIONAL USE to allow a 5 ft wall in the front yard set back for all or a portion of Lot H1, Block B, Alamosa Addn zoned R-T, located on 6428 TRUJILLO RD SW (K-11) APPROVED WITH CONDITIONS |
| 3. | *IR* 16ZHE-80259 | Project# 1011003 | NORA NIVIA NEVAREZ (PATITOS DAYCARE DYNASTY LLC, AGENT) requests a special exception to Section 14-16-2-22(B)(25)(a) and 14-16-2-6(B)(5) : a CONDITIONAL USE to allow family daycare to allow up to 12 children for all or a portion of Lot 33-P1, Block 4, Valle Del Canto Unit 2 zoned SU-1 PRD, located on 8720 VIA DEL ORO SW (L-9) APPROVED |

OLD BUSINESS:

4. **16ZHE-80221** **Project#** **SUPERIOR LAND INVESTMENTS LLC (JAMES STROZIER, AGENT)**
1010963 requests a special exception to Section 14-16-2-14(B) and 14-16-2-9(E)(1) :
a VARIANCE of 5 ft to the 15 ft front setback required on proposed new lot
number 6 for all or a portion of Lot 31, Block 11, Tract(s) 1, North
Albuquerque Acres Unit 3 zoned R-D 7DU/A, located on **7621 GLENDALE**
AV NE (B-19) APPROVED
5. **16ZHE-80222** **Project#** **SUPERIOR LAND INVESTMENTS LLC (JAMES STROZIER, AGENT)**
1010963 requests a special exception to Section 14-16-2-14(B) and 14-16-2-9(E)(3)(a) :
a VARIANCE of 5 ft to the 10 ft corner side setback required on
proposed new lot number 2 for all or a portion of Lot 31, Block 11, Tract(s) 1,
North Albuquerque Acres Unit 3 zoned R-D 7DU/A, located on **7621**
GLENDALE AV NE (B-19) APPROVED
6. **16ZHE-80223** **Project#** **SUPERIOR LAND INVESTMENTS LLC (JAMES STROZIER, AGENT)**
1010964 requests a special exception to Section 14-16-2-14(B) and 14-16-2-9(E)(1) :
a VARIANCE of 5ft to the 15ft front setback required on proposed new lot
number 4 for all or a portion of Lot 32, Block 11, Tract(s) 1, North
Albuquerque Acres Unit 3 zoned R-D 7DU/A, located on **7601 GLENDALE**
AV NE (B-19) APPROVED
7. **16ZHE-80198** **Project#** **JOSEPH ESTRADA** requests a special exception to Section 14-16-3-
1010925 19(A)(3)(a) : a VARIANCE of 3 ft to the allowed 3 ft fence height within five
feet of the public right of way to allow 6 ft height fence for all or a portion of
Lot 3, Block 4, Mesa Verde Addn zoned C-2, located on **8207 CENTRAL**
AV NE (K-19) APPROVED WITH CONDITIONS
8. **16ZHE-80203** **Project#** **RALPH MELENDREZ** requests a special exception to Section 14-16-2-
1010943 6(E)(5)(a) : a VARIANCE of 5 ft 6 in to the required 15 ft rear setback for all
or a portion of Lot 1, Block E, Bosque Redondo Addn zoned R-1, located
on **808 GUAYMAS PL NE (K-19) APPROVED WITH CONDITIONS**
9. **16ZHE-80204** **Project#** **RALPH MELENDREZ** requests a special exception to Section 14-16-3-
1010943 19(A)(2)(a) : a VARIANCE of 3 ft to the max 3 ft wall height allowed in the
front yard setback for all or a portion of Lot 1, Block E, Bosque Redondo
Addn zoned R-1, located on **808 GUAYMAS PL NE (K-19) APPROVED**
WITH CONDITIONS
10. **16ZHE-80205** **Project#** **MIKE AND RUTH WARTELL (STANLEY STEARNS, AGENT)** requests a
1010944 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 all or a portion of Lot 5, Block 9, Granada
Heights Addn zoned R-1, located on **312 CARLISLE BLVD SE (K-16)**
APPROVED
11. **16ZHE-80206** **Project#** **LARRY HANLEY** requests a special exception to Section 14-16-2-5(E) and
1010945 14-16-2-6(E)(1) : a VARIANCE of 15 ft to the 20 ft front setback required for
all or a portion of Lot 13B, Alvarado Gardens Unit 2 zoned RA-2, located
on **2814 CAMPBELL RD NW (G-12) APPROVED**
12. **16ZHE-80207** **Project#** **LARRY HANLEY** requests a special exception to Section 14-16-2-5(E) and
1010945 14-16-2-6(E)(4)(a) : a VARIANCE of 2 ft to the 5 ft side setback required for
all or a portion of Lot 13B, Alvarado Gardens Unit 2 zoned RA-2, located
on **2814 CAMPBELL RD NW (G-12) APPROVED**

NEW BUSINESS:

13. **16ZHE-80229** **Project#** **RUBY L MORA (CAREMORE CONSTRUCTION, AGENT)** requests a
1010969 special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to
allow a carport in the required front setback for all or a portion of Lot 16,
Block 1, Tijeras Park Addn zoned R-1, located on **809 ORTIZ DR NE (K-18)**
APPROVED

14. **16ZHE-80231** **Project# 1010974** **KIMBALL HAKES (GREG HOTALINX, AGENT)** requests a special exception to Section 14-16--2-23(A) and 14-16-2-6(B)(4) : a **CONDITIONAL USE** to allow placement of temporary trailer for construction office for all or a portion of Lot 4, Block 1, Tract(s) 1, Durango at Trails zoned SU-2 VTML, located on **7444 WINDOW PEAK RD NW (C-9)** **APPROVED WITH CONDITIONS**
15. **16ZHE-80233** **Project# 1010978** **FRANCISCO TARANGO (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-8(B)(1) and 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 22, Block B, Desert Springs Unit 1 zoned R-LT, located on **7801 RAINWATER RD SW (M-10)** **APPROVED**
16. **16ZHE-80234** **Project# 1010979** **RAY CARDONA (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-14(E)(2) and 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 28, Block H, Cielo Dorado zoned R-D, located on **7304 ROSEWOOD CT NW (H-10)** **APPROVED**
17. **16ZHE-80235** **Project# 1010980** **RAUL MARRICIO (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-9(B) / pg. 65 (B)(2) Tower Unser SDP and 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 11-P1, Block 3, Torretta Este zoned R-D 9 DU/A, located on **648 TORRETTA DR SW (L-9)** **APPROVED**
18. **16ZHE-80236** **Project# 1010981** **RANDALL GEBLER (AUSTIN'S CARPORTS, AGENT)** 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 28, Block 11, Rhodes Sandia Vista Addn, zoned R-1, located on **629 GRETTA ST NE (K-21)** **APPROVED**
19. **16ZHE-80237** **Project# 1010982** **LOUIE FRANCO** requests a special exception to Section 14-16-2-6(B)(3) : a **CONDITIONAL USE** to allow a carport in the front yard setback for all or a portion of Lot 30, EL RANCHO ATRISCO UNIT 8 zoned R-D, located on **3028 PRENDA DE PLATA NW (G-10)** **APPROVED**
20. **16ZHE-80238** **Project# 1010984** **ROBERT CRONIN** requests a special exception to Section 14-16-2-23(A) and 14-16-2-17(B)(5) & Pg 96 of the Nob Hill Highlands SDP : a **CONDITIONAL USE** to allow for a Community Residential Program in the CCR-3 zone to allow up to 45 residents for all or a portion of Lot B, Block 37, Buena View Addn zoned CCR-3, located on **303 SAN MATEO BLVD NE (K-17)** **APPROVED WITH CONDITIONS**
21. **16ZHE-80239** **Project# 1010985** **BLAKE'S LOTABURGER (MODULUS ARCHITECTS, AGENT)** requests a special exception to Section 14-16-2-16(B)(6) : a **CONDITIONAL USE** to allow a drive up service window in a C-1 zone for all or a portion of Lot 9B1A, Block A, Kirtland Addn Unit 2 zoned C-1, located on **1640 GIBSON BLVD SE (M-15)** **APPROVED WITH CONDITIONS**
22. **16ZHE-80240** **Project# 1010986** **DAN GARCIA** requests a special exception to Section 14-16-2-12(D)(1) : a **VARIANCE** of 100 ft to the required minimum lot width and depth of 150 ft for all or a portion of Lot 18, Block 4, Buena Ventura zoned R-3, located on **120 GARCIA ST NE (K-20)** **APPROVED**
23. **16ZHE-80241** **Project# 1010986** **DAN GARCIA** requests a special exception to Section 14-16-2-12(E)(3) : a **VARIANCE** of 5 ft to the required 15 ft rear yard setback for all or a portion of Lot 18, Block 4, Buena Ventura zoned R-3, located on **120 GARCIA ST NE (K-20)** **APPROVED**
24. **16ZHE-80242** **Project# 1010987** **DAN GARCIA** requests a special exception to Section 14-16-2-12(D)(1) : a **VARIANCE** of 100 ft to the required 150 ft minimum lot width and depth for all or a portion of Lot 17, Block 4, Buena Ventura zoned R-3, located on **116 GARCIA ST NE (K-20)** **APPROVED**
25. **16ZHE-80243** **Project# 1010987** **DAN GARCIA** requests a special exception to Section 14-16-2-12(E)(3) : a **VARIANCE** of 5 ft to the required 15 ft rear yard setback for all or a portion of Lot 17, Block 4, Buena Ventura zoned R-3, located on **116 GARCIA ST NE (K-20)** **APPROVED**

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #26

IF YOU ARE AGENDA ITEMS #26 thru #42

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

26. **16ZHE-80245** **Project#** **JOSEPH LOPEZ** requests a special exception to Section 14-16-2-6(B)(3) :
1010989 a **CONDITIONAL USE** to allow a proposed carport in the front yard setback
area for all or a portion of Lot 1, Block 23, Bel Air zoned R-1, located on
2845 MADISON ST NE (H-17) APPROVED
27. **16ZHE-80246** **Project#** **MARC POWELL** requests a special exception to Section 14-16-3-
1010990 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) DEFERRED TO**
NOVEMBER 17, 2016
28. **16ZHE-80247** **Project#** **RICHARD QUANZ DBA QUANZ AUTO CARE (DAC ENTERPRISES INC,**
1010991 **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)**
DEFERRED TO NOVEMBER 17, 2016
29. **16ZHE-80248** **Project#** **DAVID PINO** requests a special exception to Section 14-16-3-3 (B)(2)(e) : a
1010992 **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) DEFERRED TO NOVEMBER 17, 2016**
30. **16ZHE-80250** **Project#** **UBALDO N LECHUGA** requests a special exception to Section 14-16-2-
1010994 8(E)(4)(a) : a **VARIANCE** of 10 ft to the required 15 ft rear yard setback for
all or a portion of Lot 7 P-1, Block 1, El Rancho Grande 1 Unit 2 zoned R-
LT, located on **8701 RUSHING BROOK AV SW (M-9) APPROVED**
31. **16ZHE-80251** **Project#** **DARRYL YOUNG** requests a special exception to Section 14-16-3-19-
1010995 (A)(2)(a) : a **VARIANCE** of 3 ft to allow for a 6 ft wall in the front yard
setback for all or a portion of Lot 1 P-1, Block 7, Sunrise Terrace Unit 4
zoned R-D, located on **804 HALTER DR SW (L-8) APPROVED WITH**
CONDITIONS
32. **16ZHE-80252** **Project#** **DARRYL YOUNG** requests a special exception to Section 14-16-2-6-(B)(3)
1010995 and 14-16-2-14(E)(1) : a **CONDITIONAL USE** to allow for a carport in the
front yard setback for all or a portion of Lot 1 P-1, Block 7, Sunrise Terrace
Unit 4 zoned R-D, located on **804 HALTER DR SW (L-8) APPROVED**
33. **16ZHE-80253** **Project#** **PAULA NESS (O'CONNOR BROTHERS DESIGN, AGENT)** requests a
1010996 special exception to Section 14-16-2-6(B)(3) : a **CONDITIONAL USE** to
allow a proposed carport in the required side yard setback for all or a portion
of Lot 9, Block 12, Ridgecrest Addn zoned R-1, located on **1213**
JACKSON ST SE (L-17) APPROVED
34. **16ZHE-80254** **Project#** **US EAGLE FEDERAL CREDIT UNION (CONSENSUS PLANNING INC,**
1010998 **AGENT)** requests a special exception to Section 14-16-2-20(C)(1) : a
VARIANCE of 26 ft to the required 36 ft to allow a 60 ft height building for
all or a portion of Lot 8B, Block C, Interstate Industrial Tract Unit 1 zoned M-1,
located on **3939 OSUNA RD NE 87109 (E-17) APPROVED**

35. **16ZHE-80255** **Project# 1011000** **NANCY OAKLEY (MATTHEW DEVONSHIRE (DEVONSHIRE LLC),** requests a special exception to Section 14-16-2-6(B)(1) : a **CONDITIONAL USE** to allow a proposed accessory living quarters in an R-1 zone for all or a portion of Lot 1, Block 8, Mesa Village Bellamah & Mossmans Wlky Blk 8 zoned R-1, located on **1349 BOATRIGHT DR NE (J-20) APPROVED WITH CONDITIONS**
36. **16ZHE-80256** **Project# 1011001** **COURTYARD NM LLC (ROBERT RAYNER AIA, AGENT)** requests a special exception to Section 14-16-2-17(B)(3) : a **CONDITIONAL USE** to allow for a place of worship in a C-2 zone for all or a portion of Lot 1&7, Block 21-22, Albq Highlands Addn zoned C-2, located on **1100 SAN MATEO BLVD NE (J-17) APPROVED WITH CONDITIONS**
37. **16ZHE-80257** **Project# 1011002** **DANIEL LUDWIG** requests a special exception to Section 14-16-2-5(E) and 14-16-2-6(E)(1) : a **VARIANCE** of 15 ft to the required 20 ft front setback to allow an existing dwelling for all or a portion of Lot 34B1D / 117C, MRGCD MAP 31 zoned RA-2, located on **5105 GUADALUPE TRL NW (F-14) APPROVED**
38. **16ZHE-80258** **Project# 1011002** **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) DEFERRED TO NOVEMBER 17, 2016**
39. **16ZHE-80260** **Project# 1011004** **LEGACY CHURCH, LLC, (RONALD R BOHANNAN, AGENT)** requests a special exception to Section 14-16-3-19(A)(3)(a) : a **VARIANCE** of 2 ft to the allowed 3 ft wall height within 5 ft of property line for all or a portion of Lot A, First Assembly of God Addn zoned SU-1 Church & Rel Fac, located on **4701 WYOMING BLVD NE (F-19) APPROVED WITH CONDITIONS**
40. **16ZHE-80249** **Project# 1010993** **GEORGETTE AND ROBERT GURULE (GARCIA/KRAEMER & ASSOCIATES, AGENT)** requests a special exception to Section 14-16-2-23 (A) and pg 86 (D)(1) Los Duranes SDP : a **VARIANCE** of 9 ft to the minimum 10 ft sideyard setback to allow an existing storage room addition for all or a portion of Lot 25, Zickert Addn zoned SU-2 LD RA-2, located on **1800 ZICKERT PL NW (H-12) DEFERRED TO DECEMBER 20, 2016**
41. **16ZHE-80261** **Project# 1011005** **WALTER DOCANDO (GARCIA/KREAMER & ASSOCIATES, AGENT)** requests a special exception to Section 14-16-3-3(B)(2)(e) : a **VARIANCE** of 7 ft to the 10 ft building separation to allow an existing accessory structure for all or a portion of Lot 1, Block 2, Four Hills Addn zoned R-T, located on **12504 SINGING ARROW AV SE (L-22) APPROVED**
42. **16ZHE-80262** **Project# 1011005** **WALTER DOCANDO (GARCIA/KREAMER & ASSOCIATES, AGENT)** requests a special exception to Section 14-16-3-3(B)(2)(a) : a **VARIANCE** of 3 ft 4 in to the 6 ft height to allow an existing accessory structure in the required side yard for all or a portion of Lot 1, Block 2, Four Hills Addn zoned R-T, located on **12504 SINGING ARROW AV SE (L-22) APPROVED**