



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

TUESDAY, September 20, 2016 9:00 A.M.

**IF YOU ARE AGENDA ITEMS #1 THRU #21
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.
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: *IR*

OLD BUSINESS:

- | | | | |
|----|-------------------------|-------------------------|--|
| 1. | *IR* 16ZHE-80174 | Project# 1010900 | NORBERTO PEREZ requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 3 ft to the 3 ft max wall height allowed in the front setback area for all or a portion of Lot 9, Casas Escondidas zoned R-T, located on 1124 AZTEC RD NW (G-14) APPROVED |
| 2. | *IR* 16ZHE-80146 | Project# 1010860 | JENNIFER GONZALEZ 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 11611 MORENCI AV NE (H-22) APPROVED WITH CONDITIONS |

3. **16ZHE-80173** **Project# 1010899** **PHILLIP ZWIEFELHOFER** requests a special exception to Section 14-16-2-14(E)(2) and 14-16-2-6(B)(3) : a **CONDITIONAL USE** to allow an existing carport in the required side yard setback for all or a portion of Lot 99, Prairie Ridge Unit 2 zoned R-D, located on **4401 SPANISH BROOM CT NW (E-12) APPROVED WITH CONDITIONS**
4. **16ZHE-80182** **Project# 1010910** **TONY APODACA** requests a special exception to Section 14-16-2-14(D) and 14-16-2-6(E)(4)(a) : a **VARIANCE** of 5 ft to the 5 ft side yard setback required for a proposed new carport for all or a portion of Lot 6, Block 2, El Rancho Atrisco Unit 3 zoned R-D, located on **2601 SOL DE VIDA NW (H-11) APPROVED**
5. **16ZHE-80183** **Project# 1010910** **TONY APODACA** requests a special exception to Section 14-16-2-14(D) and 14-16-2-6(E)(1) : a **VARIANCE** of 18 ft to the 20 ft front yard setback required for a proposed new carport for all or a portion of Lot 6, Block 2, El Rancho Atrisco Unit 3 zoned R-D, located on **2601 SOL DE VIDA NW (H-11) APPROVED**

NEW BUSINESS:

6. **16ZHE-80196** **Project# 1010923** **KENT BEIERLE (THE Q TOWNHOUSES @ UPTOWN LLC, AGENT)** requests a special exception to Section 14-16-3-19(A)(2)(a) : a **VARIANCE** of 2 ft to the allowed 3 ft wall height in the front yard setback area for all or a portion of Lot E, Block E, Mesa Del Norte Heights Addn No 2 zoned R-2, located on **7801 MARBLE AV NE (J-19) APPROVED WITH CONDITIONS**
7. **16ZHE-80197** **Project# 1010924** **MARTINA LOPEZ** requests a special exception to Section 14-16-2-23(A) and 14-16-3-19(A)(2)(a); and, pg 45 of the South Broadway SDP : a **VARIANCE** of 2 ft 8 in to the max 3 ft to allow a 5 ft 7in height fence in the front yard setback for all or a portion of Lot 2, Block 2, Bethel zoned SU2/MR, located on **324 BETHEL DR SE (M-14) APPROVED**
8. **16ZHE-80198** **Project# 1010925** **JOSEPH ESTRADA** requests a special exception to Section 14-16-3-19(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) DEFERRED TO OCTOBER 18, 2016**
9. **16ZHE-80199** **Project# 1010927** **BRYAN SANDOVAL** requests a special exception to Section 14-16-3-19(A)(2)(a) : a **VARIANCE** of 3 ft to the allowed 3ft wall height in the front yard setback for all or a portion of Lot 20, Block 15, Baron Burg Heights zoned R-2, located on **600 CARDENAS DR SE (L-18) APPROVED WITH CONDITIONS**
10. **16ZHE-80200** **Project# 1010930** **STEVEN BACA (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-6(B)(3) : a **CONDITIONAL USE** to allow for a carport in the front yard setback for all or a portion of Lot 2, Block 2, Miramontes Park Unit 1 Browns-J E zoned R-1, located on **2704 CARDENAS DR NE (H-18) APPROVED**
11. **16ZHE-80201** **Project# 1010938** **ERIC MONTOYA** requests a special exception to Section 14-16-2-6(E)(4)(a) : a **VARIANCE** of 5 ft to the required 5 ft required side yard setback for all or a portion of Lot 85, Block 4, Palisades Addn zoned R-1, located on **5113 LOMAS DE ATRISCO RD NW (J-11) APPROVED**
12. **16ZHE-80205** **Project# 1010944** **MIKE AND RUTH WARTELL (STANLEY STEARNS, AGENT)** 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 all or a portion of Lot 5, Block 9, Granada Heights Addn zoned R-1, located on **312 CARLISLE BLVD SE (K-16) DEFERRED TO OCTOBER 18, 2016**
13. **16ZHE-80206** **Project# 1010945** **LARRY HANLEY** requests a special exception to Section 14-16-2-5(E) and 14-16-2-6(E)(1) : **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) DEFERRED TO OCTOBER 18, 2016**

- 14. **16ZHE-80207** **Project#** **LARRY HANLEY** requests a special exception to Section 14-16-2-5(E) and 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) DEFERRED TO OCTOBER 18, 2016**
1010945
- 15. **16ZHE-80208** **Project#** **JOE GRADY** requests a special exception to Section 14-16-2-5(E) and 14-16-2-6(E)(3) : a VARIANCE of 10 ft to required 20 ft side yard setback for all or a portion of Lot 107A7B2, MRGCD MAP 31 zoned RA-2, located on **3917 PEDRONCELLI RD NW (F13) APPROVED**
1010949
- 16. **16ZHE-80211** **Project#** **JOE GRADY** requests a special exception to Section 14-16-3-19(A)(1)(c) : a CONDITIONAL use to allow a proposed 6 ft wall within 10 ft of the street-side right of way line on a corner lot for all or a portion of Lot 107A7B2, MRGCD MAP 31 zoned RA-2, located on **3917 PEDRONCELLI RD NW (F13) APPROVED**
1010949
- 17. **16ZHE-80209** **Project#** **ANTHONY (TONY) AND CINDY VALENCIA** requests a special exception to Section 14-16-2-9(E)(3)(b) and 14-16-2-22(F) : a VARIANCE of 5 ft to the required 5 ft side lot line separation between SU-1/RT zone and SU-1/transitional living & related facilities for all or a portion of Lot 16, Block 3, Katherine Village Subd zoned SU-1/R-T, located on **3429 NOVA CT NW (G-11) APPROVED**
1010950
- 18. **16ZHE-80210** **Project#** **JOSE G MARTINEZ** requests a special exception to Section 14-16-2-23(A) and Section 14-16-2-6(B)(3); and, pg 45 South Broadway SDP : a CONDITIONAL use for carport in required front yard for all or a portion of Lot 2, Block 21, Torreon Addition zoned SU-2 NCR, located on **415 ANDERSON AV SE (L-14) APPROVED**
1010951
- 19. **16ZHE-80213** **Project#** **ERIC NEILL** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 3 ft to the allowed 3 ft fence for a proposed 6 ft fence in the front yard setback area for all or a portion of Lot 19, Block 11, Highlands North Addn Unit 2 zoned R-1, located on **7508 OSUNA RD NE (F-19) APPROVED**
1010956
- 20. **16ZHE-80215** **Project#** **CARLA SKEEN** requests a special exception to Section 14-16-2-6(B)(14)(a)(1) : a CONDITIONAL use to allow a 2 ft increase above the allowed 3 ft wall height in the front yard setback for all or a portion of Lot 11, Block 20, Parkland Hills Addn zoned R-1, located on **705 MORNINGSIDE DR SE (L-17) APPROVED WITH CONDITIONS**
1010957
- 21. **16ZHE-80216** **Project#** **PRESBYTERIAN HEALTHCARE SERVICES**
1010958 **(KOSTRANCHUK@DEKKER/PERICH/SABATINI, AGENT)** requests a special exception to Section 14-16-3-1(F)(4) : a VARIANCE of 30 in to the 30 in required screening when a parking lot abuts a residential street for all or a portion of Lot 3 and 4, PresbyterianHospital-Main Campus zoned SU-2/SU-1, located on **1100 CENTRAL AV SE (K-15) APPROVED**

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #22

IF YOU ARE AGENDA ITEMS #22 thru #33

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

22. **16ZHE-80217** **Project# 1010959** **PHILLIP DUKE COLUMBUS PACIFIC (ANGELA BENSON, MODULUS ARCHITECTS, AGENT)** requests a special exception to Section 14-16-3-2(B)(4) : a VARIANCE of 2 free standing signs to the 2 total free standing signs allowed at a shopping center site for all or a portion of Lot A1A1, Plaza At Paseo Del Norte zoned C-2, located on **9311 COORS BLVD NW (C-13) APPROVED**
23. **16ZHE-80218** **Project# 1010960** **TAMMIE LAMPHERE** 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 to allow for an existing addition for all or a portion of Lot 30, Block 4, CountryClub Addn zoned R-1, located on **424 SYCAMORE ST NE (K-15) DENIED**
24. **16ZHE-80221** **Project# 1010963** **SUPERIOR LAND INVESTMENTS LLC (JAMES STROZIER, AGENT)** 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) DEFERRED TO OCTOBER 18, 2016**
25. **16ZHE-80222** **Project# 1010963** **SUPERIOR LAND INVESTMENTS LLC (JAMES STROZIER, AGENT)** 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) DEFERRED TO OCTOBER 18, 2016**
26. **16ZHE-80223** **Project# 1010964** **SUPERIOR LAND INVESTMENTS LLC (JAMES STROZIER, AGENT)** requests a special exception to Section 14-16-2-14(B) and 14-16-2-9(E)(1) : 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) DEFERRED TO OCTOBER 18, 2016**
27. **16ZHE-80224** **Project# 1010964** **SUPERIOR LAND INVESTMENTS LLC (JAMES STROZIER, AGENT)** requests a special exception to Section 14-16-2-14(B) and 14-16-2-9(E)(3)(a) : Variance of 1ft to the 10ft corner side setback required on proposed new lot number 8 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) WITHDRAWN**
28. **16ZHE-80225** **Project# 1010965** **JOHN MAHONEY (JACQUELINE FISHMAN, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 98 (G)(1) Downtown Neighborhood Area : a VARIANCE of 19 percent to the required 30 percent on facades that face a public street to have windows/doors for all or a portion of Lot 7, Block 53, Original Townsite of Abq zoned SU-2 DNA-OR, located on **814 TIJERAS AV NW (J-13) APPROVED**
29. **16ZHE-80226** **Project# 1010966** **JOHN MAHONEY (JACQUELINE FISHMAN, AGENT)** requests a special exception to Section 14-16-2-23(A) and Pg 98(G)(1) Downtown Neighborhood Area SDP : a VARIANCE of 19 percent to the required 30 percent on facades that face a public street to have windows/doors for all or a portion of Lot 8A, Block 53, Original Townsite of Abq zoned SU-2 DNA-OR, located on **816 TIJERAS AV NW (J-13) APPROVED**
30. **16ZHE-80227** **Project# 1010967** **GEOFF INGLES (JOE CROSS, AGENT)** requests a special exception to Section 14-16-2-23(A) and 14-16-2-16(B)(6) : a CONDITIONAL use to allow a drive thru lane and window in a SU-2 C-1 zone for all or a portion of Lot 8A, Block 4, University Heights zoned SU-2 C-1, located on **416 YALE BLVD SE (K-15) APPROVED WITH CONDITIONS**
31. **16ZHE-80232** **Project# 1010977** **ELVA VARGAS (PAUL LAMB, AGENT)** requests a special exception to Section 14-16-2-23(A) and 14-16-2-6(B)(12) : a CONDITIONAL USE to allow for a shade structure in the rear yard setback for all or a portion of Lot 22-P1, Tierra Vista At The Trails Unit 1 zoned SU-2VTRD, located on **7036 TOMBSTONE RD NW (C-9) APPROVED**

32. **16ZHE-80203** **Project#** **RALPH MELENDREZ** requests a special exception to Section 14-16-2-6(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) DEFERRED TO OCTOBER 18, 2016**
1010943
33. **16ZHE-80204** **Project#** **RALPH MELENDREZ** requests a special exception to Section 14-16-3-19(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) DEFERRED TO OCTOBER 18, 2016**
1010943