HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, August 15, 2017 9:00 A.M.

IF YOU ARE AGENDA ITEMS #1 THRU #24
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* 17ZHE-80111 Project# 1011248 TERESA SERRANO 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 in the required front yard setback for all or a portion of Lot 12, Block 4, Sunrise Terrace Unit 1 Phase 1 zoned R-T, located on 10309 ANDRETTI AV SW (L-8)

2. *IR* 17ZHE-80117 Project# 1011259 TUAN HUYNIH (PABLO ESPINO MEDINA, AGENT) requests a special exception to Section 14-16-2-17(B)(13) : a CONDITIONAL use to allow for existing outdoor storage of used tires in C-2 zone for all or a portion of Lot A, Block 3, MESA VERDE ADDN zoned C-2, located on 8117 CENTRAL AV NE (K-19)

3. 17ZHE-80114 Project# 1011254 ANTONIO GUTIERREZ requests a special exception to Section 14-16-3-3(B)(2)(e) : a VARIANCE of 7 1/2 ft to the required 10 ft separation to allow an existing accessory building for all or a portion of Lot 9, Block 71, Westgate Heights Addn No 2 zoned R-1, located on 1100 SAPPHIRE ST SW (M-9)
OLD BUSINESS:

4. **17ZHE-80118 Project# 1011260**  
   **GRAEME SUPPLE** 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 5, Block 54, University Heights Addn zoned R-1, located on **310 AMHERST DR SE** (K-16)

NEW BUSINESS:

5. **17ZHE-80133 Project# 1011280**  
   **LARRY VELTMAN (MARSH CONSTRUCTION, AGENT)** requests a special exception to Section 14-16-2-6(B)(14)(a)(1) : a CONDITIONAL USE to allow for a 5 ft wall in the front yard setback for all or a portion of Lot K, Block 4, Mesa Court Addn zoned R-1, located on **3701 ANDERSON AV SE** (L-17)

6. **17ZHE-80138 Project# 1011288**  
   **ANTHONY TRUJILLO (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 for a carport in the front yard setback for all or a portion of Lot 100 - P1, El Rancho Grande Unit 14 zoned R-LT, located on **10323 SANDY TRAIL RD SW** (N-8)

7. **17ZHE-80139 Project# 1011289**  
   **ALICIA OWEN (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 yard setback area for all or a portion of Lot 7, Snow Heights Addn zoned R-1, located on **4716 HAINES AV NE** (J-17)

8. **17ZHE-80135 Project# 1011283**  
   **RICK KELLOGG** requests a special exception to Section 14-16-2-6(B)(14)(a) : a CONDITIONAL USE to allow for a 5 ft fence in the required front yard setback for all or a portion of Lot 17, Block 25, Glenwood Hills South Unit 3 zoned R-1, located on **13204 COMANCHE RD NE** (G-23)

9. **17ZHE-80136 Project# 1011285**  
   **DON P SCHEIDEL** requests a special exception to Section 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 17, Block 25, Mesa Park Addn Mankins Replat Of Blk 25 zoned R-1, located on **713 ARIZONA ST SE** (L-18)

10. **17ZHE-80137 Project# 1011286**  
    **CINDY MOHLER, NM MUTUAL (RMKM ARCHITECTURE, PC, AGENT)** requests a special exception to Section 14-16-2-23(A) and Pg 38 Sec 4.2 Signage (e)(5) North I 25 SDP : a VARIANCE of 18 in to the required 18 in letter height to allow for a 36 in letter height for all or a portion of Lot A, New Mexico Mutual Casualty zoned SU-2 IP or SU-2 C, located on **5201 BALLOON FIESTA PKWY NE** (B-18)

11. **17ZHE-80141 Project# 1011291**  
    **ELEN FEINBERG** requests a special exception to Section 14-16-2-6(E)(5)(a) : a VARIANCE of 10 ft 1in to the required 15 ft rear yard setback for all or a portion of Lot B, Block 11 A, Country Club Addn zoned R-1, located on **613 RIDGE PL NE** (J-15)

12. **17ZHE-80142 Project# 1011293**  
    **CHARLES & KATHERINE MORGAN** 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 an existing shade structure for all or a portion of Lot 4, Block 13, Volcano Cliffs Unit 5 zoned R-1, located on **8005 EMERALD DR NW** (E-10)

13. **17ZHE-80143 Project# 1011294**  
    **GREATER ALBUQUERQUE HABITAT FOR HUMANITY** requests a special exception to Section 14-16-3-19(A)(2)(b) : a VARIANCE of 3 ft to the allowed maximum wall height of 3 ft in the front yard setback for all or a portion of Lot 37, Daniel G Herrera zoned R-1, located on **900 TOWNSEND AV SW** (K-11)
15. 17ZHE-80144 Project#1011295  NATIVIDAD POSADA requests a special exception to Section 14-16-3-19(2)(a) : a VARIANCE of 3 ft to the allowed 3 ft wall height in the front yard setback for all or a portion of Lot 8, Block G, El Rancho Grande Unit 8B zoned R-LT, located on 9901 EL PATRON RD SW (M-9)

16. 17ZHE-80145 Project#1011296  JOE D CORDOVA requests a special exception to Section 14-16-2-6(B)(14)(a) : a CONDITIONAL USE to allow a 5 ft wall in the front yard setback for all or a portion of Lot 3, Block 4, Osage Addn No 3 zoned R-1, located on 305 LA MEDIA RD SW (K-12)

17. 17ZHE-80146 Project#1011297  GABE ZAMBELLO (GREG SUCHOCKI, AGENT) requests a special exception to Section 14-16-2-6(B)(1) : a CONDITIONAL USE to allow an accessory living quarter in a R-1 zone for all or a portion of Lot 15, Block 107, Bel Air zoned R-1, located on 2514 MADEIRA DR NE (H-18)

18. 17ZHE-80147 Project#1011298  BRIAN MINER requests a special exception to Section 14-16-2-6(B)(12) : a CONDITIONAL USE to allow for a shade structure in the rear yard for all or a portion of Lot 2 P-1, Block 9, Maribelle Unit 6 zoned R-1, located on 11208 COLVILLE RD SE (L-21)

19. 17ZHE-80148 Project#1011299  MICHAEL SULLIVAN requests a special exception to Section 14-16-2-14(E)(1) 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 49, Santa Fe Village Unit 3 zoned R-D, located on 4915 BLACK DR NW (F-10)

20. 17ZHE-80149 Project#1011300  CLAUDIA MOLINAR requests a special exception to Section 14-16-2-14(E)(1) and 14-16-2-6(B)(5) : a CONDITIONAL USE to allow for a home daycare for up to 12 children for all or a portion of Lot 6, Laurelwood South zoned R-D, located on 1520 ROSEWOOD AV NW (H-10)

21. 17ZHE-80150 Project#1011301  MICHELLE NELLOS (ANTHONY HANSON, AGENT) requests a special exception to Section 14-16-2-23(A) Pg 74 University Neighborhood SDP and 14-16-2-17(B)(19) : a CONDITIONAL USE to allow for manufacturing for all or a portion of Lot 1-3, Block 70, University Heights zoned SU-2 C-2, located on 500 YALE BLVD SE (K-15)

22. 17ZHE-80151 Project#1011302  RACHEL SALAS requests a special exception to Section 14-16-2-6(E)(1) : a VARIANCE of 7.87 ft to the required 20 ft front yard setback for all or a portion of Lot 34, Heritage Hills Unit 5 zoned R-1, located on 8921 DEMOCRACY RD NE (D-20)

23. 17ZHE-80153 Project#1011304  LYNDA EASTER (RICHARD BOWDITCH, AGENT) requests a special exception to Section 14-16-2-6(B)(1) : a CONDITIONAL USE to allow an accessory living quarters in a R-3 zone for all or a portion of Lot 18, Block 3, Coronado Builders Inc/ Knob Heights Addn zoned R-3, located on 3520 ANDERSON AV SE (L-16)

24. 17ZHE-80155 Project#1011306  KATHRYN JORDAN requests a special exception to Section 14-16-3-19(A)(1)(a) : a VARIANCE of 2 ft to the 3 ft allowable wall height in the front yard setback for all or a portion of Lot 12, Block 4, Vista Larga zoned R-1, located on 2702 HAINES AV NE (J-16)

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

HEARING WILL RESUME PROMPTLY AT 1:30 P.M. WITH ITEM #25

IF YOU ARE AGENDA ITEMS #25 THRU 38 PLEASE COME TO THE HEARING AT 1:30 P.M.
25. 17ZHE-80156 Project# 1011307 TLJ LLC (TRAEB RUSHING, AGENT) requests a special exception to Section 14-16-2-17(B)(18) : a CONDITIONAL USE to allow for the sale of alcoholic drink for the consumption off premise within 500 ft of a residential zone for all or a portion of Lot A, Block 8, Mesa Village Bellamah & Mossmans zoned C-2, located on 1358 WYOMING BLVD NE (J-20)

26. 17ZHE-80157 Project# 1011307 TLJ LLC (TRAEB RUSHING, AGENT) requests a special exception to Section 14-16-2-17(B)(18) : a CONDITIONAL USE to allow for the sale of alcoholic drink for the consumption off premise within 500 ft of a residential zone for all or a portion of Lot B, Block 8, Mesa Village Bellamah & Mossmans zoned C-2, located on 1346 WYOMING BLVD NE (J-20)

27. 17ZHE-80158 Project# 1011308 AHMET TIRYAKI (ARIO GRANDE ENGINEERING, AGENT) requests a special exception to Section 14-16-2-16(B)(7) : a CONDITIONAL USE to allow residential dwelling units in a C-1 zone for all or a portion of Lot 32, Block 11, Grandview Heights zoned C-1, located on 900 CHELWOOD PARK BLVD NE (K-22)

28. 17ZHE-80159 Project# 1011308 AHMET TIRYAKI (ARIO GRANDE ENGINEERING, AGENT) requests a special exception to Section 14-16-2-16(B)(7) : a CONDITIONAL USE to allow residential dwelling units in a C-1 zone for all or a portion of Lot 31, Block 11, Grandview Heights zoned C-1, located on 904 CHELWOOD PARK BLVD NE (K-22)

29. 17ZHE-80160 Project# 1011308 AHMET TIRYAKI (ARIO GRANDE ENGINEERING, AGENT) requests a special exception to Section 14-16-2-16(B)(7) : a CONDITIONAL USE to allow residential dwelling units in a C-1 zone for all or a portion of Lot 30, Block 11, Grandview Heights zoned C-1, located on 908 CHELWOOD PARK BLVD NE (K-22)

30. 17ZHE-80161 Project# 1011308 AHMET TIRYAKI (ARIO GRANDE ENGINEERING, AGENT) requests a special exception to Section 14-16-2-16(B)(7) : a CONDITIONAL USE to allow residential dwelling units in a C-1 zone for all or a portion of Lot 29, Block 11, Grandview Heights zoned C-1, located on 912 CHELWOOD PARK BLVD NE (K-22)

31. 17ZHE-80162 Project# 1011308 AHMET TIRYAKI (ARIO GRANDE ENGINEERING, AGENT) requests a special exception to Section 14-16-2-16(B)(7) : a CONDITIONAL USE to allow residential dwelling units in a C-1 zone for all or a portion of Lot 28, Block 11, Grandview Heights zoned C-1, located on 916 CHELWOOD PARK BLVD NE (K-22)

32. 17ZHE-80163 Project# 1011309 AHMET TIRYAKI (ARIO GRANDE ENGINEERING, AGENT) requests a special exception to Section 14-16-2-16(B)(7) : a CONDITIONAL USE to allow residential dwelling units in a C-1 zone for all or a portion of Lot 1, Block 11, Grandview Heights zoned C-1, located on 12701 LOMAS BLVD NE (K-22)

33. 17ZHE-80164 Project# 1011309 AHMET TIRYAKI (ARIO GRANDE ENGINEERING, AGENT) requests a special exception to Section 14-16-2-16(B)(7) : a CONDITIONAL USE to allow residential dwelling units in a C-1 zone for all or a portion of Lot 2, Block 11, Grandview Heights zoned C-1, located on 12703 LOMAS BLVD NE (K-22)

34. 17ZHE-80165 Project# 1011309 AHMET TIRYAKI (ARIO GRANDE ENGINEERING, AGENT) requests a special exception to Section 14-16-2-16(B)(7) : a CONDITIONAL USE to allow residential dwelling units in a C-1 zone for all or a portion of Lot 5, Block 11, Grandview Heights zoned C-1, located on 12705 LOMAS BLVD NE (1) (K-22)

35. 17ZHE-80166 Project# 1011309 AHMET TIRYAKI (ARIO GRANDE ENGINEERING, AGENT) requests a special exception to Section 14-16-2-16(B)(7) : a CONDITIONAL USE to allow residential dwelling units in a C-1 zone for all or a portion of Lot 3, Block 11, Grandview Heights zoned C-1, located on 12705 LOMAS BLVD NE (2) (K-22)
36. **17ZHE-80168 Project# 1011309**
AHMET TIRYAKI (RIO GRANDE ENGINEERING, AGENT) requests a special exception to Section 14-16-2-16(B)(7) : a CONDITIONAL USE to allow residential dwelling units in a C-1 zone for all or a portion of Lot 4, Block 11, Grandview Heights zoned C-1, located on **12707 LOMAS BLVD NE (K-22)**

37. **17ZHE-80170 Project# 1011312**
MURPHY PROPERTIES (RIO GRANDE ENGINEERING, AGENT) requests a special exception to Section 14-16-2-20(E) and 14-16-2-15(E)(2)(c) : a VARIANCE of 15 ft to the required 15 ft sideyard setback that is adjacent to the rear yards of a residential zone for all or a portion of Lot 2, North Second Street Business Center zoned M-1, located on **5126 2ND ST NW (F-15)**

38. **17ZHE-80171 Project# 1011312**
MURPHY PROPERTIES(RIO GRANDE ENGINEERING, AGENT) requests a special exception to Section 14-16-2-20(E) and 14-16-2-15(E)(2)(c) : a VARIANCE of 15 ft to the required 15 ft sideyard setback that is adjacent to the rear yards of a residential zone for all or a portion of Lot 3, North Second Street Business Center zoned M-1, located on **5128 2ND ST NW (F-15)**