HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER’S ACTION SHEET

TUESDAY, January 3, 2017 9:00 A.M.

IF YOU ARE AGENDA ITEMS #1 THRU #23
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

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For Inquiries Regarding This Agenda, Please Call Planning Dept. at (505) 924-3894.
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PLEASE ADDRESS ALL CORRESPONDENCE TO:
Christopher Graeser, Esq., Zoning Hearing Examiner
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) 924-3860.
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INTERPRETER REQUIRED:

1. 16ZHE-80309 Project# 1011059 DORA MARTINEZ requests a special exception to Section 14-16-2-6(E)(4)(a): a VARIANCE of 3 ft 10 in to the required 5 ft side yard setback to allow for an existing addition for all or a portion of Lot 34, Block 15, Sandia Plaza zoned R-1, located on 709 DELAMAR AV NW (F-14) APPROVED

OLD BUSINESS:

2. 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) APPROVED

3. 16ZHE-80263 Project# 1011007 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) APPROVED
4. **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) DEFERRED TO FEBRUARY 21, 2017

5. **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 1152 sq ft to allow for two proposed lots at 6,000 sq ft each for all or a portion of Lot 1, Block 2, Franklin Addn zoned R-1, located on 1302 VAN CLEAVE RD NW (G-14) APPROVED WITH CONDITIONS

6. **16ZHE-80287 Project# 1011035**
   DENNIS BLEY AND LESLIE BOWEN (GARCIA/KRAEMER & 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) APPROVED WITH CONDITIONS

7. **16ZHE-80289 Project# 1011037**
   SAIFI TALEBREZA (JEFF LANG, AGENT) requests a special exception to 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-23) APPROVED

**NEW BUSINESS:**

8. **16ZHE-80292 Project# 1011040**
   PHILLIP J. HERRERA (AUSTIN'S CARPORTS, AGENT) requests a special exception to Section 14-16-2-14(A) and 14-16-2-6(B)(3): a CONDITIONAL USE to allow for a proposed carport in the front yard setback for all or a portion of Lot 8, Block 1, Prairie Ridge Unit 6 zoned R-D, located on 6325 VIA CORTO DEL SUR NW (E-12) APPROVED

9. **16ZHE-80293 Project# 1011044**
   RICHARD DELGADO requests a special exception to Section 14-16-2-9(B) and 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a proposed carport in the front yard setback for all or a portion of Lot 5-P1, Block 3, Trails West zoned R-T, located on 3904 DIABO TRAIL PL NW (B-13) APPROVED

10. **16ZHE-80294 Project# 1011045**
    JESSE BOYD (JAMES AUSTIN, AGENT) requests a special exception to Section 14-16-3-3(B)(2)(e) : a VARIANCE of 5 ft 8 in to the required 10 ft separation to allow a proposed accessory structure for all or a portion of Lot A, Grande--Charles Heirs of zoned R-1, located on 4317 GRANDE DR NW (G-14) APPROVED

11. **16ZHE-80295 Project# 1011046**
    AMY AND BEN STURGE requests a special exception to Section 14-16-2-23(A) and pg 31(B)(2) Huning Highland SDP : a CONDITIONAL USE to allow R-T uses in a SU-2 MR zone for all or a portion of Lot 1, Block 19, Huning Highlands Addn zoned SU-2 MR, located on 301 WALTER ST SE (K-14) APPROVED

12. **16ZHE-80296 Project# 1011046**
    AMY AND BEN STURGE requests a special exception to Section 14-16-2-9(D)(1) : a VARIANCE of 2100 sq ft when a 3600 sq ft lot size is required for all or a portion of Lot 1, Block 19, Huning Highlands Addn zoned SU-2 MR, located on 301 WALTER ST SE (K-14) APPROVED

13. **16ZHE-80297 Project# 1011046**
    AMY AND BEN STURGE requests a special exception to Section 14-16-2-23(A) and pg 31 (A)(1) Huning Highland SDP : a VARIANCE of 9.5 ft when a 10 ft front yard setback is required for all or a portion of Lot 1, Block 19, Huning Highlands Addn zoned SU-2 MR, located on 301 WALTER ST SE (K-14) APPROVED

14. **16ZHE-80298 Project# 1011046**
    AMY AND BEN STURGE requests a special exception to Section 14-16-2-9(E)(3)(a) : a VARIANCE of 10 ft to the required 10 ft corner side yard setback for all or a portion of Lot 1, Block 19, Huning Highlands Addn zoned SU-2 MR, located on 301 WALTER ST SE (K-14) APPROVED
15. 16ZHE-80299  Project# 1011046  AMY AND BEN STURGE requests a special exception to Section 14-16-2-9(D)(3) : a VARIANCE of 7 ft to the 36 ft lot width requirement for all or a portion of Lot 1, Block 19, Huning Highlands Addn zoned SU-2 MR, located on 301 WALTER ST SE (K-14) APPROVED

16. 16ZHE-80300  Project# 1011046  AMY AND BEN STURGE requests a special exception to Section 14-16-2-9(E)(3)(a) : a VARIANCE of 6 ft to the required 10 ft corner side yard setback for all or a portion of Lot 1, Block 19, Huning Highlands Addn zoned SU-2 MR, located on 301 WALTER ST SE (K-14) APPROVED

17. 16ZHE-80301  Project# 1011047  THOMAS KELLY (KELSEY MORGAN AFFORDABLE-SOLAR, AGENT) requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a proposed carport in the required sideyard setback for all or a portion of Lot A-1, Block 14, Vista Larga zoned R-1, located on 1601 HARVARD DR NE (J-15) APPROVED

18. 16ZHE-80302  Project# 1011050  SHANDRA VESTAL requests a special exception to Section 14-16-3-3(B)(2)(h) : a VARIANCE of 3 ft 6 in to the required 5 ft distance to a lot line to allow a proposed pool for all or a portion of Lot 8, El Nido Addn zoned R-1, located on 2305 EL NIDO CT NW (H-13) APPROVED

19. 16ZHE-80303  Project# 1011051  DOUGLAS FLINT requests a special exception to Section 14-16-2-22(B)(25)(a) and 14-16-2-6(B)(14): a CONDITIONAL USE to allow for a 4 ft wall in the front yard setback for all or a portion of Lot 97, Pino Vista @ Academy Hills zoned SU-1 PRD, located on 6415 ADMIRAL RICKOVER DR NE (E-21) APPROVED

20. 16ZHE-80304  Project# 1011055  FRIENDS OF THE FRANCISCAN FRIARS (NCA ARCHITECTS, AGENT) requests a special exception to Section 14-16-3-19(A)(3)(a) : a VARIANCE of 3 ft to the allowed 3 ft at the property line for a proposed wall for all or a portion of Lot A, Block 13, Washington Business Park zoned C-1, located on 404 SAN MATEO BLVD NE (K-17) APPROVED WITH CONDITIONS

21. 16ZHE-80305  Project# 1011056  KAREN DAWSON requests a special exception to Section 14-16-2-6(B)(7) : a CONDITIONAL USE to allow health care (acupuncture practice) in a residential zone for all or a portion of Lot 27, Block 5, Glenwood Hills, Unit 2, zoned R-1, located on 13313 CEDARBROOK AV NE (F-23) APPROVED

22. 16ZHE-80306  Project# 1011057  GERARD SIMMONS requests a special exception to Section 14-16-3-3(B)(2)(e) : a VARIANCE request of 4 ft 9 in to the required 10 ft separation for all or a portion of Lot 7, Block 10, Victory Addn First Unit Of, zoned R-1, located on 2731 SANTA MONICA AV SE (L-16) APPROVED

23. 16ZHE-80311  Project# 1011060  GUY GEMMER requests a special exception to Section 14-16-3-3(B)(2)(e) : a VARIANCE of 3 ft 6 in to the 10 ft separation required for all or a portion of Lot 2, Block 39, University Heights zoned OR-1, located on 204 RICHMOND DR SE (K-16) DEFERRED TO FEBRUARY 21, 2017

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

HEARING WILL RESUME PROMPTLY AT 1:30 P.M. WITH ITEM #24

IF YOU ARE AGENDA ITEMS #24 thru #35 PLEASE COME TO THE HEARING AT 1:30 P.M.
24. 16ZHE-80312 Project# 1011061
ED LEE AMADOR requests a special exception to Section 14-16-3-3(B)(2)(e) : a VARIANCE of 7 ft to the required 10 ft separation for an existing accessory structure for all or a portion of Lot 22, Block 3, Garcia Addn, zoned S-R, located on 1224 11TH ST NW (J-13) APPROVED

25. 16ZHE-80314 Project# 1011063
MARIBEL RODRIGUEZ requests a special exception to Section 14-16-2-8(B)(1) and 14-16-2-6(B)(5): a CONDITIONAL USE to allow 12 children for a Home Daycare for all or a portion of Lot 83, Stormcloud Unit 1 zoned SU-2 R-LT, located on 1415 SUMMER BREEZE DR NW (J-8) APPROVED WITH CONDITIONS

26. 16ZHE-80318 Project# 1011070
EDWARD & KAY BOCIAN requests a special exception to Section 14-16-2-6(E)(3)(b) : a VARIANCE of 6 ft 10 in to the required 10 ft corner side yard setback for a proposed addition for all or a portion of Lot 9, Block 13, Ridgecrest Addn zoned R-1, located on 1611 RIDGECREST CIR SE (L-17) APPROVED

27. 16ZHE-80307 Project# 1011058
AMERCO REAL ESTATE COMPANY (CONSENSUS PLANNING, AGENT) requests a special exception to Section 14-16-2-17(A)(10)(d)(2) : a VARIANCE of 4 ft 6 in to the maximum 30 ft height to allow a proposed wall mounted sign for all or a portion of Lot 306A, Town of Atrisco Grant Unit 8 zoned SU-1 For Permissive C-2 Uses Excluding Residential Uses, located on 1801 ATRISCO DR NW (H-11) DEFERRED TO JANUARY 17, 2017

28. 16ZHE-80308 Project# 1011058
AMERCO REAL ESTATE COMPANY (CONSENSUS PLANNING, AGENT) requests a special exception to Section 14-16-2-17(A)(10)(d)(1) : a VARIANCE of 14 ft to the 26 ft max height allowed for a proposed free standing sign for all or a portion of Lot 306A, Town of Atrisco Grant Unit 8 zoned SU-1 For Permissive C-2 Uses Excluding Residential Uses, located on 1801 ATRISCO DR NW (H-11) DEFERRED TO JANUARY 17, 2017

29. 16ZHE-80310 Project# 1011058
AMERCO REAL ESTATE COMPANY (CONSENSUS PLANNING, AGENT) requests a special exception to Section 14-16-2-23(A) and pg. 113 Coors Corridor SDP : a VARIANCE of 123 sq ft to the max 75 sq ft to allow two dwelling units on one lot for all or a portion of Lot 1D, Block 10, University Heights zoned SU-2 DR, located on 2320 SILVER AV SE (K-19) APPROVED WITH CONDITIONS

30. 16ZHE-80313 Project# 1011062
12000 CONSTITUTION LLC (JACQUELINE FISHMAN, AICP, AGENT) requests a special exception to Section 14-16-2-16(B)(6) : a CONDITIONAL USE to allow for a drive- up service window for a restaurant for all or a portion of Lot 1-4, Block 3, ROYAL HEIGHTS zoned C-1, located on 12000 CONSTITUTION AV NE (J-22) APPROVED WITH CONDITIONS

31. 16ZHE-80319 Project# 1011072
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 2 for all or a portion of Lot 32, Block 11, N Abq Acres Tract 1 Unit 3 zoned RD 7DU/A, located on 7601 GLENDALE AV NE (B-19) APPROVED WITH CONDITIONS

32. 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 8.81 ft to the required 48 ft lot width to allow two dwelling units on one lot for all or a portion of Lot 1D, Block 10, University Heights zoned SU-2 DR, located on 2320 SILVER AV SE (K-16) DENIED

33. 16ZHE-80283 Project# 1011031
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 13.8 ft to the required 48 ft lot width to allow two dwelling units on one lot for all or a portion of Lot 1C, Block 10, University Heights zoned SU-2 DR, located on 2324 SILVER AV SE (K-16) DENIED
34. 16ZHE-80284 Project# 1011032  
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 13.8 ft to the required 48 ft lot width to allow two dwelling units on one lot for all or a portion of Lot 1A, Block 10, University Heights zoned SU-2 DR, located on 2332 SILVER AV SE (K-16) DENIED

35. 16ZHE-80285 Project# 1011033  
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 13.8 ft to the required 48 ft lot width to allow two dwelling units on one lot for all or a portion of Lot 1B, Block 10, University Heights zoned SU-2 DR, located on 2328 SILVER AV SE (K-16) DENIED