



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, July 18, 2017 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., 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) DEFERRED TO AUGUST 15, 2017 |
| 2. | *IR* 17ZHE-80116 | Project# 1011258 | ROSA M MAURICIO requests a special exception to Section 14-16-2-8(B)(1) and 14-16-2-6(B)(14)(a)(2) : a CONDITIONAL USE to allow an existing 5 ft wall in the front yard setback area for all or a portion of Lot 12-P1, Block 2, El Rancho Grande 1 Unit 9A zoned R-LT, located on 2804 JESSE JAMES DR SW (N-9) APPROVED |
| 3. | *IR* 17ZHE-80117 | Project# 1011259 | TUAN HUYNH (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) DEFERRED TO AUGUST 15, 2017 |

OLD BUSINESS:

4. **17ZHE-80098** **Project# 1011234** **EVA GONZALES** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 3 ft to the max 3 ft max height to allow an existing wall in the required front yard setback for all or a portion of Lot 3, Block 7, Aztec Addn No 2 zoned R-1, located on **9108 MESCALERO RD NE (G-20) DEFERRED TO OCTOBER 17, 2017**
5. **17ZHE-80106** **Project# 1011242** **BRANDON MURGUIA (EFTHIMIOS MANIATAS, AGENT)** requests a special exception to Section 14-16-3-3(A)(4)(b)(1) : a VARIANCE of 1ft to the allowed 3 ft wall height in the front yard setback for all or a portion of Lot 10, Block 18, Ridge Crest Addn zoned R-1, located on **1619 ANDERSON PL SE (L-17) APPROVED**

NEW BUSINESS:

6. **17ZHE-80124** **Project# 1011266** **GLENWOOD HARVEY JR (AUSTINS CARPORTS/ GILBERT AUSTIN, AGENT)** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL use to allow a proposed carport in the required front yard setback for all or a portion of Lot 34A, Block 1, ACADEMY PLACE UNIT 7 zoned R-1, located on **5400 THOMAS DR NE (F-21) APPROVED WITH CONDITIONS**
7. **17ZHE-80125** **Project# 1011267** **ALICE CHAPMAN (AUSTINS CARPORTS/ GILBERT AUSTIN, 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 for all or a portion of Lot 42, Block 12, FOOTHILLS ESTATES zoned R-1, located on **13204 CLOUDVIEW AV NE (K-22) APPROVED WITH CONDITIONS**
8. **17ZHE-80112** **Project# 1011249** **TITAN JOURNAL CENTER HOTEL, LLC** requests a special exception to Section 14-16-2-19(B) and 14-16-2-20(A)(14) : a CONDITIONAL USE to allow an existing storage structure/yard for equipment and material for a specific construction project for all or a portion of Lot 2A2A3, Journal Center zoned IP, located on **5151 JOURNAL CENTER BLVD NE (D-18) APPROVED WITH CONDITIONS**
9. **17ZHE-80113** **Project# 1011253** **MELODY TEIXEIRA (STEVE BOVEE, AGENT)** requests a special exception to Section 14-16-2-6(E)(1) : a VARIANCE of 12 ft to the required 20 ft front yard setback to allow a proposed addition for all or a portion of Lot 14, Block 61-A, Princess Jeanne Park Addn zoned R-1, located on **11501 BELLAMAH AV NE (J-21) APPROVED**
10. **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) DEFERRED TO AUGUST 15, 2017**
11. **17ZHE-80115** **Project# 1011257** **JOHN S THURMAN** requests a special exception to Section 14-16-2-6(E)(1) : a VARIANCE of 2 ft to the required 20 ft front yard setback for a proposed garage addition for all or a portion of Lot 2, Block 6, Heritage Hills Unit 2 zoned R-1, located on **7220 YORKTOWN PL NE (D-20) APPROVED**
12. **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) DEFERRED TO AUGUST 15, 2017**
13. **17ZHE-80119** **Project# 1011261** **JOSHUA POPKY** requests a special exception to Section Sawmill-Wells Park SDP Pg 93 (5)(j) and 14-16-2-23(A) : a VARIANCE of 4 ft to the allowed 3 ft maximum height for a proposed wall at the front property line for all or a portion of Lot 19-22, Block 8, John Baron Burg Park zoned S-R, located on **1024 22ND ST NW (H-13) APPROVED WITH CONDITIONS**

- 14. 17ZHE-80120 **Project#** **JOSEPH MITAS (BERNARD SNYDER, 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 15, Block 19, Academy Acres Unit 3 zoned R-1, located on **6332 LESLIE PL NE (E-18) APPROVED WITH CONDITIONS**
- 15. 17ZHE-80121 **Project#** **EMMANUEL SOLIS** requests a special exception to Section 14-16-2-6-(B)(14)(a)(2) : a **CONDITIONAL USE** to allow for a 5 ft fence in the front yard setback for all or a portion of Lot 54, Block 1, Rayo del Sol Unit 2 zoned R-LT, located on **1842 RAYO DEL SOL DR SW (M-10) APPROVED WITH CONDITIONS**
- 16. 17ZHE-80122 **Project#** **SIBYLLE SCHLESIER** requests a special exception to Section 14-16-2-6-(E)(4)(a) : a **VARIANCE** of 1 ft to the required 5 ft side yard setback for a proposed garage extension for all or a portion of Lot 3, Block 9, Victory Hills Addn. zoned R-1, located on **909 VASSAR DR SE (L-16) APPROVED**

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #17

IF YOU ARE AGENDA ITEMS #17 THRU #24

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

- 17. 17ZHE-80123 **Project#** **REX BORDERS** requests a special exception to Section 14-16-3-3(B)(2)(e) : a **VARIANCE** request of 5 ft to the 10 ft separation required from an accessory structure to a dwelling for all or a portion of Lot 8, Block 3, Crestview Heights Unit 2 zoned R-1, located on **1908 KRISS PL NE (H-22) APPROVED**
- 18. 17ZHE-80126 **Project#** **TIMOTHY EYSTER** requests a special exception to Section 14-16-2-23(A) and pg 31(B)(2) Huning Highland SDP : a **CONDITIONAL USE** to allow development per the RT zone for all or a portion of Lot 3, Block 16, Hunings highland addition zoned SU-2 MR, located on **311 EDITH BLVD SE (K-14) APPROVED**
- 19. 17ZHE-80127 **Project#** **BRETT WEITZEL** requests a special exception to Section 14-16-2-(6)(E)(1) : a **VARIANCE** of 12 ft 6 in to the required front yard setback for a proposed shade structure for all or a portion of Lot 13, Block 16, Huning Castle Addn zoned R-1, located on **1616 PARK AV SW (K-13) APPROVED WITH CONDITIONS**
- 20. 17ZHE-80128 **Project#** **BRETT WEITZEL** requests a special exception to Section 14-16-2-6-(B)(14) : a **CONDITIONAL USE** use to allow for a wall in the front yard setback for all or a portion of Lot 13, Block 16, Huning Castle Addn zoned R-1, located on **1616 PARK AV SW (K-13) APPROVED WITH CONDITIONS**
- 21. 17ZHE-80129 **Project#** **RICHARD MANN (JOHN MYERS, AGENT)** requests a special exception to Section 14-16-2-17(B)(22) : a **CONDITIONAL USE** to allow storage units for all or a portion of Lot 1A, Block A, Mesa Village zoned C-2, located on **9501 LOMAS BLVD NE (J-20) APPROVED WITH CONDITIONS**
- 22. 17ZHE-80130 **Project#** **KIMBERLY MING (GREG SUCHOCKI, AGENT)** requests a special exception to Section 14-16-2-23(A) and 14-16-2-6-(E)(4)(a) & Pg 107 of the Nob Hill Highlands SDP : a **VARIANCE** of 5 ft to the required 5 ft side yard setback for all or a portion of Lot 20, Block 27, Monte Vista Addn zoned SFHD, located on **329 CARLISLE BLVD NE (K-16) APPROVED**

23. **17ZHE-80131** **Project#** **COORS NEW MEXICO PROPERTY LLC (MARK RHODES, AGENT)**
1011273 requests a special exception to Section 14-16-2-17(B)(18) : a
CONDITIONAL USE to allow the sale of package alcohol in a C-2 zone for
all or a portion of Lot A, Tract(s) 259 and 260, Town of Atrisco Grant Airport
Unit zoned C-2, located on **1535 COORS BLVD NW (H-11) WITHDRAWN**
24. **17ZHE-80132** **Project#** **J DIANE DANIELS, FIGMENTS LLC** requests a special exception to
1011274 Section 14-16-2-17(B)(18) : a CONDITIONAL USE to allow for the sale of
alcoholic drink within 500 feet of a residential zone for all or a portion of Lot
2, Montgomery Crossing Addn zoned C-2, located on **8510**
MONTGOMERY BLVD NE (G-20) APPROVED