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

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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. *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 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) 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 1 ft 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 **7220 YORKTOWN PL NE (D-20)** 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 **1100 SAPPHIRE ST SW (M-9)** DEFERRED TO AUGUST 15, 2017

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 #** 1011262  
**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 #** 1011263  
**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**

16. **17ZHE-80122**  
**Project #** 1011264  
**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 #** 1011265  
**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 KRIS ST NE (H-22) **APPROVED**

18. **17ZHE-80126**  
**Project #** 1011269  
**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 #** 1011270  
**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 1615 PARK AV SW (K-13) **APPROVED WITH CONDITIONS**

20. **17ZHE-80128**  
**Project #** 1011270  
**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 #** 1011271  
**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 #** 1011272  
**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 CARLSILE BLVD NE (K-16) **APPROVED**
23. 17ZHE-80131 Project# 1011273 COORS NEW MEXICO PROPERTY LLC (MARK RHODES, AGENT) 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# 1011274 J DIANE DANIELS, FIGMENTS LLC requests a special exception to 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