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 #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-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)

3. *IR* 17ZHE-80117 Project# 1011259
   TUAN HUYNIH (PABLO ESPINZO 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)
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)

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)

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)

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)

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)

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 1100 SAPPHIRE ST SW (M-9)

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)

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)

12. 17ZHE-80118 Project# 1011260 GRAEML 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)

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)

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)
<table>
<thead>
<tr>
<th>Project#</th>
<th>Project#</th>
<th>Requestor</th>
<th>Request Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1011263</td>
<td>1011263</td>
<td>EMMANUEL SOLIS</td>
<td>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)</td>
</tr>
<tr>
<td>1011264</td>
<td>1011264</td>
<td>SIBYLLIE SCHLESIER</td>
<td>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)</td>
</tr>
<tr>
<td>1011265</td>
<td>1011265</td>
<td>REX BORDERS</td>
<td>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 PL NE (H-22)</td>
</tr>
<tr>
<td>1011269</td>
<td>1011269</td>
<td>TIMOTHY EYSTER</td>
<td>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)</td>
</tr>
<tr>
<td>1011270</td>
<td>1011270</td>
<td>BRETT WEITZEL</td>
<td>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)</td>
</tr>
<tr>
<td>1011270</td>
<td>1011270</td>
<td>BRETT WEITZEL</td>
<td>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)</td>
</tr>
<tr>
<td>1011270</td>
<td>1011270</td>
<td>RICHARD MANN (JOHN MYERS, AGENT)</td>
<td>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)</td>
</tr>
<tr>
<td>1011272</td>
<td>1011272</td>
<td>KIMBERLY MING (GREG SUCHOCKI, AGENT)</td>
<td>requests a special exception to Section 14-16-2-23(A) and 14-16-2-6-(E)(4)(a) &amp; 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)</td>
</tr>
<tr>
<td>1011273</td>
<td>1011273</td>
<td>COORS NEW MEXICO PROPERTY LLC (MARK RHODES, AGENT)</td>
<td>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)</td>
</tr>
</tbody>
</table>
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)