HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER’S ACTION SHEET

TUESDAY, JUNE 20, 2017 9:00 A.M.

IF YOU ARE AGENDA ITEMS #1 THRU #14
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-80054  Project# 1011179 IRAIDA VIGIL requests a special exception to Section 14-16-2-11(B)(1) and 14-16-2-6(B)(5) : a CONDITIONAL USE to allow a family day care home for all or a portion of Lot 10, Block 2, Casa Serenas Addn zoned R-2, located on 325 TENNESSEE ST SE (L-19) APPROVED

OLD BUSINESS:
2. 16ZHE-80328  Project# 1011083 CITY OF ALBUQUERQUE/ JESS R MARTINEZ (TINA M REAMES, AGENT) requests a special exception to Section 14-16-2-6(B)(10) : a CONDITIONAL USE to allow a community center in an R-1 zone for all or a portion of Lot A, Singing Arrow Park zoned R-1, located on 13001 SINGING ARROW AV SE (L-22) DEFERRED TO OCTOBER 17, 2017

NEW BUSINESS:
3. 17ZHE-80096 Project # 1011227 FABIAN CAMACHO requests a special exception to Section 14-16-2-6(E)(1) and South Broadway Sector Plan Pg 45 I : a VARIANCE of 9 ft 11 in to the required front yard setback for all or a portion of Lot 11, Block 11, Torreon Addn zoned SU-2 MR, located on 2103 ARNO ST SE (L-14) APPROVED

4. 17ZHE-80097 Project # 1011228 BARBARA PETERSON (SIMON ANSELL, 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 15, Block 1, Loma Vista Addn zoned R-1, located on 800 WELLESLEY DR NE (J-16) APPROVED WITH CONDITIONS

5. 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 JULY 18, 2017

6. 17ZHE-80099 Project # 1011235 DONAVON GERTY (DREAMSTYLE, AGENT) requests a special exception to Section 14-16-2-6(B)(12) : a CONDITIONAL USE to allow a proposed shade structure in the required rear setback for all or a portion of Lot 44, Desert Vista zoned R-D 5DU/A, located on 8923 ASHTON LOOP NE (C-20) APPROVED

7. 17ZHE-80100 Project # 1011236 AUDRA MARES requests a special exception to Section 14-16-2-14(E)(1) and 14-16-2-6(B)(5) : a CONDITIONAL USE to allow a family day care home for up to 12 children in a residential zone for all or a portion of Lot 39 P-1, Block 5, Parkwest Unit 3 zoned R-D, located on 2224 SKYBROOK DR NW (H-9) APPROVED WITH CONDITIONS

8. 17ZHE-80101 Project # 1011237 PAUL P BENNETT requests a special exception to Section 14-16-2-14(D) and 14-16-2-6(E)(4)(a) : a VARIANCE of 3 ft to the required 5 ft side yard setback for all or a portion of Lot 18-P1, Paseo De Estrella zoned R-D, located on 4136 RIO GRANDE BLVD NW (F-13) APPROVED

9. 17ZHE-80103 Project # 1011239 DOS VIENTOS LLC (MARK RHODES, AGENT) requests a special exception to Section 14-16-2-20(B)(5) : a CONDITIONAL USE to allow for the retail sale of alcoholic beverage in a M-1 zone for all or a portion of Lot 6 thru11, Block 2, Commercial Addn zoned M-1, located on 523 COMMERCIAL ST NE (J-14) APPROVED

10. 17ZHE-80104 Project # 1011240 DAVID ORTEGA requests a special exception to Section 14-16-2-6(B)(14) : a CONDITIONAL USE to allow for a 4 ft 6 inch wall in the front yard setback for all or a portion of Lot 1, Block 1, Dietz Farm Place Unit 1 zoned R-1, located on 1619 ANDERSON PL SE (L-17) APPROVED

11. 17ZHE-80105 Project # 1011241 PAULA DONAHUE (ANTHONY ROSETE, 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 5, Block 6, Tijeras Park Addn zoned R-1, located on 812 ALVARADO DR NE (K-18) APPROVED

12. 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) DEFERRED TO JULY 18, 2017

13. 17ZHE-80108 Project # 1011244 PAULINE ALVARADO 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 front yard setback for all or a portion of Lot 48-5, Block J, Highlands Addn South zoned SU-2 MR, located on 715 AND 717 HAZELDINE AVE SE (K-14) APPROVED WITH CONDITIONS
14. 17ZHE-80110 Project# 1011246 JONAH L FOUTZ DDS (ALEXIS FORD DA, AGENT) requests a special exception to Section 14-16-2-16(B)(20) : a CONDITIONAL use to allow a dental school in a C-1 zone for all or a portion of Lot A, American Savings Plaza No 2 zoned C-1, located on 2901 JUAN TABO BLVD NE SUITE 10 (H-21) APPROVED