HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER’S ACTION SHEET

TUESDAY, May 16, 2017 9:00 A.M.

IF YOU ARE AGENDA ITEMS #1 THRU #28
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:

OLD BUSINESS:

1. 17ZHE-80006  Project# 1011109  SOUTHWEST CONVENIENCE STORES, LLC (JOSHUA SKARSGARD-RETAIL S.W., AGENT) requests a special exception to Section 14-16-2-17(B)(18) : a CONDITIONAL USE to allow the retail sale of alcoholic drink for consumption off premise within 500 feet of a residential zone for all or a portion of Lot 32A1A, Block 32, Heights Reservoir Addn zoned C-2, located on 4510 LOMAS BLVD NE 87110 (K-17) DENIED

2. 17ZHE-80037  Project# 1011156  DEBRA COX  requests a special exception to Section 14-16-2-6(E)(4)(a) : a VARIANCE of 3 ft to the required 5 ft side yard setback to allow an existing addition for all or a portion of Lot 8, Block 10, Hoffmantage Addn zoned R-1, located on 2911 ALTEZ ST NE (H-20) APPROVED
3. 17ZHE-80095  
**Project#** 1011156  
**DEBRA COX** requests a special exception to Section 14-16-2-6(E)(1) : a VARIANCE of 15 ft to the required 20 ft front yard setback to allow an existing addition for all or a portion of Lot 8, Block 10, Hoffmantown Addn zoned R-1, located on 2911 ALTEZ ST NE (H-20) **APPROVED**

4. 17ZHE-80048  
**Project#** 1011167  
**JIM MANNING (JAMES L JERGER, AGENT)** requests a special exception to Nob Hill SDP Pg 107 and 14-16-2-6(E)(1) : a VARIANCE of 4 ft to the required 20 ft front yard setback for all or a portion of Lot 11, Block 40, Monte Vista Addn zoned SFHD, located on 601 AMHERST DR NE (K-16) **APPROVED**

5. 17ZHE-80049  
**Project#** 1011168  
**OLIVIA A RODRIGUEZ** requests a special exception to Section 14-16-2-6(E)(1) and Pg 45 of the South Broadway SDP SU -2 MR : a VARIANCE of 10 ft to the required 20 ft front yard setback for all or a portion of Lot 1, Block 9, Eastern Addn First Extension zoned SU -2 MR, located on 614 KATHRYN AVE SE (L-14) **APPROVED**

6. 17ZHE-80050  
**Project#** 1011168  
**OLIVIA A RODRIGUEZ** requests a special exception to Section 14-16-2-6(E)(5)(a) and Pg 45 of the South Broadway SDP SU-2 MR : a VARIANCE of 10 ft to the required 15 ft rear yard setback for all or a portion of Lot 1, Block 9, Eastern Addn First Extension zoned SU-2 MR, located on 614 KATHRYN AVE SE (L-14) **APPROVED**

7. 17ZHE-80051  
**Project#** 1011169  
**RICHARD CORDOVA** requests a special exception to Section 14-16-2-6(B)(1) : a CONDITIONAL USE to allow for accessory living quarters for all or a portion of Lot 24, Block 5, Country Club Addn zoned R-1, located on 1630 ROMA AV NE (K-15) **DENIED**

**NEW BUSINESS:**

8. 17ZHE-80052  
**Project#** 1011175  
**VINCENT & AUDREY DEMENNO (YOLANDA MONTOYA, AGENT)** requests a special exception to Section 14-16-2-5(E) : a VARIANCE of 16 ft 4 in to the required 25 ft rear yard setback for all or a portion of Lot 3, Corianda Court zoned RA-2, located on 2609 CORIANDA CT NW (G-13) **APPROVED**

9. 17ZHE-80071  
**Project#** 1011202  
**SCOTT ASHCRAFT (YOLANDA MONTOYA, AGENT)** requests a special exception to Section 14-16-2-14(A)(1)(a) and Section 14-16-2-12(E)(3) : a VARIANCE of 10 ft to the required 15 ft rear yard setback for all or a portion of Lot 57-A1, Highlands At Tanoan zoned R-D R-3, located on 10429 ROYAL BIRKDALE NE (E-21) **APPROVED**

10. 17ZHE-80066  
**Project#** 1011198  
**THERESA LAVANDOSKI (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a carport in the front yard setback area for all or a portion of Lot 37, Block 37A, Princess Jeanne Park Addn zoned R-1, located on 1125 MURIEL ST NE (J-21) **APPROVED**

11. 17ZHE-80067  
**Project#** 1011199  
**VALERIE MIED (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a carport in the required front yard setback area for all or a portion of Lot 13, Block 4, Highlands North Addn zoned R-1, located on 6900 BARBER PL NE (F-18) WITHDRAWN

12. 17ZHE-80053  
**Project#** 1011178  
**ROGER SWANSON** requests a special exception to Section 14-16-2-6(B)(1) : a CONDITIONAL use to allow an accessory living quarters for all or a portion of Lot 8, Block 3, Green Acres zoned R-1, located on 2537 ASPEN AV NW (H-12) **APPROVED WITH CONDITIONS**

13. 17ZHE-80055  
**Project#** 1011181  
**HENRY AND LAURA HENDERSON** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL use to allow an existing carport in the required front yard setback for all or a portion of Lot 10, Block 5, Panorama Addn zoned R-1, located on 400 GEORGENE DR NE (K-22) **APPROVED**
14. **17ZHE-80056 Project# 1011182** - EUGENE R AND LYDIA BARELA requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 3 ft to the allowed 3 ft wall height for an existing fence in the required front yard setback for all or a portion of Lot B, Hammer-Bennet A zoned R-1, located on 3016 SIOUX NW (H-13) APPROVED

15. **17ZHE-80057 Project# 1011183** - ROBERT J SENSENEY requests a special exception to Section 14-16-2-6(B)(1) : a CONDITIONAL USE to allow an accessory living quarters for all or a portion of Lot 22, Block 6, La Luz zoned R-1, located on 913 LA LUZ DR NW (G-14) APPROVED WITH CONDITIONS

16. **17ZHE-80058 Project# 1011189** - JOEL T WHITE requests a special exception to Section 14-16-2-18 (B)(7) : a CONDITIONAL USE to allow manufacturing for all or a portion of Lot A-2, Nail -Martha & Will zoned C-3, located on 9900 COCHITI RD SE (L-20) APPROVED

17. **17ZHE-80059 Project# 1011190** - JANICE MUNOZ requests a special exception to Section 14-16-2-6(B)(12) : a CONDITIONAL USE to allow for a proposed shade structure in the required rear yard setback for all or a portion of Lot 9, La Plaza Acequia zoned R-2, located on 3005 CALLE SAN ANGEL NW (G-12) APPROVED

18. **17ZHE-80060 Project# 1011191** - MARY A MARTINEZ (GEORGENA AGUON, 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 11, Block 5, Panorama Addn zoned R-1, located on 404 GEORGENE DR NE (K-22) APPROVED

19. **17ZHE-80061 Project# 1011192** - JASON BUCHANAN (DAC ENTERPRISES INC, AGENT) requests a special exception to Section 14-16-2-9(D)(3) : a VARIANCE of 68 ft to the required 160 ft lot width for 6 dwelling units for all or a portion of Lot 46, Rossiter Addn zoned R-T, located on 4622 12TH ST NW (F-14) APPROVED

20. **17ZHE-80062 Project# 1011193** - BILL MOORE & ASSOCIATES (DAC ENTERPRISES INC, AGENT) requests a special exception to Section 14-16-2-17(A)(10) and 14-16-3-2(A) per Z-98-98 findings Page 5 : a VARIANCE of 1 ft to the required 5 ft maximum letter height for a wall sign for all or a portion of Lot 1A, La Cueva Town Center zoned C-2 (SC), located on 8100 WYOMING BLVD NE (C-19) APPROVED

21. **17ZHE-80063 Project# 1011194** - KENNETH J BUR requests a special exception to Section 14-16-2-6(B)(1) : a CONDITIONAL USE to allow an accessory living quarters for all or a portion of Lot 10, Block 12, Mesa Village Addn zoned R-1, located on 1201 FIELD DR NE (J-20) APPROVED

22. **17ZHE-80064 Project# 1011196** - MING JIA QIAN (SONNY D SUN, AGENT) requests a special exception to Section 14-16-2-6(D)(2)(a)(1) : a VARIANCE of 806 sq ft to the required 5000 to allow a proposed new lot for all or a portion of Lots 1+2, Sanchez-Eliseo zoned R-1, located on 2425 DORA AV NW (J-12) DENIED

23. **17ZHE-80065 Project# 1011197** - PRISCILLA KINZER (ROBERT PENNINGTON, 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 for all or a portion of Lot 4, Block 2, Granada Heights Addn zoned R-1, located on 216 HERMOSA DR SE (K-17) DENIED

24. **17ZHE-80068 Project# 1011200** - CHARLES AND LORRIE HERNANDEZ requests a special exception to Section 14-16-2-6-(B)(3) and Pg 57(A)(1) Tower-Unser SDP : a CONDITIONAL USE to allow a carport in the required front yard setback for all or a portion of Lot 11, Block C, Rolling Hills Unit 1 zoned R-D R-1, located on 7409 AUTUMN CANYON RD SW (M-10) APPROVED
25. 17ZHE-80069 Project# 1011200 CHARLES AND LORRIE HERNANDEZ requests a special exception to Section 14-16-3-19(A)(2)(a) and Pg 57 (A)(1) Tower-Unser SDP : a VARIANCE of 3 ft to the 3 ft to allow an existing 6 ft fence in the required front setback for all or a portion of Lot 11, Block C, Rolling Hills Unit 1 zoned R-D R-1, located on 7409 AUTUMN CANYON RD SW (M-10) DENIED

26. 17ZHE-80070 Project# 1011201 CGC HOSPITALITY ASSOC LLC (GARCIA/KRAEMER & ASSOCIATES, AGENT) requests a special exception to Section 14-16-3-5(C)(2)(d) : a VARIANCE of 250 ft to the required 660 ft to allow a proposed 75 sq ft electronic sign along Rio Grande Blvd for all or a portion of Lot C GC ADDN, C GC Addn zoned C-2, located on 1015 RIO GRANDE BLVD NW (H-13) APPROVED

27. 17ZHE-80072 Project# 1011204 MARCIA DURAZO ACUNA requests a special exception to Section 14-16-2-8(B)(1) and 14-16-2-6(B)(5) : a CONDITIONAL USE to allow for family daycare for up to 12 children for all or a portion of Lot 18, Block W, Desert Flower Unit 6 zoned R-LT, located on 7409 PURPLE CONE RD SW (M-10) APPROVED WITH CONDITIONS

28. 17ZHE-80073 Project# 1011205 JOHN MAHONEY (JACQUELINE FISHMAN, AGENT) requests a special exception to Section DNA-OR(A)(1)(a) and DNA-TH(D)(5)(c) : a VARIANCE request of 5 ft to the required 10 ft side yard setback on a corner lot for all or a portion of Lot 8A, Block 53, Original Townsite of Albuquerque zoned DNA-OR, located on 816 TIJERAS AVE NW (J-13) APPROVED

29. 17ZHE-80074 Project# 1011206 VALENTIN GONZALEZ requests a special exception to Section 14-16-2-6(E)(4)(a) : a VARIANCE of 3 ft to the required 5 ft to the required 5 ft side yard setback for a shade structure for all or a portion of Lot 19, Block 17, Northridge Addn Unit 9 zoned R-1, located on 4732 DONA ROWENA AV NE (F-20) APPROVED

30. 17ZHE-80075 Project# 1011206 VALENTIN GONZALEZ requests a special exception to Section 14-16-2-6(E)(5) : a VARIANCE of 7 ft 6 in to the required 15 ft rear yard setback for a shade structure for all or a portion of Lot 19, Block 17, Northridge Addn Unit 9 zoned R-1, located on 4732 DONA ROWENA AV NE (F-20) APPROVED

31. 17ZHE-80076 Project# 1011207 HOLLY PARTNERS LLC (SKYE DEVORE, AGENT) requests a special exception to Section 14-16-2-15(B)(9) and North Interstate 25 Pg 27 : a CONDITIONAL USE to allow the sale of package liquor within 500 ft of a residential zone for all or a portion of Lot 2A, Del Norte Plaza zoned SU-2 IP OR SU-2 NC, located on 6400 HOLLY AV NE SUITE I (C-18) WITHDRAWN

32. 17ZHE-80077 Project# 1011208 ASHFORD AND CANDICE BRUNSON requests a special exception to Section 14-16-3-19(A)(2) : a VARIANCE of 3 ft to allow for an existing 6 ft wall in the required front yard setback for all or a portion of Lot 15, Block 11, Sandia Plaza zoned R-1, located on 706 DELAMAR AV NW (F-14) APPROVED WITH CONDITIONS

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM 29

IF YOU ARE AGENDA ITEMS #29 THRU #48
PLEASE COME TO THE HEARING AT 1:30 P.M.
33. **17ZHE-80079**  
**Project# 1011210**  
**MARIA YODER (CARL A GARCIA, AGENT)** requests a special exception to Section 14-16-2-6(B)(14) : a CONDITIONAL USE to allow a wall over 3 ft high where height is normally limited to 3 ft in height for all or a portion of Lot 39, Block 33D, Princess Jeanne Park Addn zoned R-1, located on 11521 SAN JACINTO AV NE (K-21) APPROVED WITH CONDITIONS

34. **17ZHE-80080**  
**Project# 1011211**  
**AHMET TIRYAKI (RIO GRANDE ENGINEERING, AGENT)** requests a special exception to Section 14-16-2-12(E)(1) : a VARIANCE of 4 ft 8 in to the required 15 ft front yard setback for all or a portion of Lot 11A, Block 7, Baron Burg Heights Mendlesburg Replat zoned R-3, located on 5501 BELL AV SE (L-18) APPROVED

35. **17ZHE-80081**  
**Project# 1011211**  
**AHMET TIRYAKI (RIO GRANDE ENGINEERING, AGENT)** requests a special exception to Section 14-16-3-19(A)(2) : a VARIANCE of 3 ft to the required 3 ft wall height in the front yard setback for all or a portion of Lot 11A, Block 7, Baron Burg Heights Mendlesburg Replat zoned R-3, located on 5501 BELL AV SE (L-18) APPROVED WITH CONDITIONS

36. **17ZHE-80082**  
**Project# 1011211**  
**AHMET TIRYAKI (RIO GRANDE ENGINEERING, AGENT)** requests a special exception to Section 14-16-3-1(A)(24)(a) : a VARIANCE of 2 parking spaces for the required 12 parking spaces for all or a portion of Lot 11A, Block 7, Baron Burg Heights Mendlesburg Replat zoned R-3, located on 5501 BELL AV SE (L-18) APPROVED WITH CONDITIONS

37. **17ZHE-80083**  
**Project# 1011211**  
**AHMET TIRYAKI (RIO GRANDE ENGINEERING, AGENT)** requests a special exception to Section 14-16-12-(D)(1) : a VARIANCE of 54 ft to the required 150 ft lot width and depth to build apartments for all or a portion of Lot 11A, Block 7, Baron Burg Heights Mendlesburg Replat zoned R-3, located on 5501 BELL AV SE (L-18) APPROVED

38. **17ZHE-80084**  
**Project# 1011212**  
**WELLS FARGO BANK, N.A. AS TRUSTEE OF CRISTOPHER SILLEROY** requests a special exception to Section 14-16-4-13 : a request for STATUS ESTABLISHED BUILDING for all or a portion of Lot 29, Block 5, Country Club Addn zoned R-1, located on 1608 ROMA AV NE (K-15) APPROVED WITH CONDITIONS

39. **17ZHE-80085**  
**Project# 1011213**  
**SILVER OAK DEVELOPERS, LLC (RIO GRANDE ENGINEERING, AGENT)** requests a special exception to Section 14-16-2-23(A) and North I-25 SDP Pg 3 Sec 1.5(4) and 16DRB-7051 : a VARIANCE of 5 ft to the required 5 ft side yard setback for all or a portion of Lot 19, Silver Oak zoned SU-2 C-1/ NC, located on 8832 SILVER OAK LN NE (C-18) APPROVED

40. **17ZHE-80086**  
**Project# 1011214**  
**SILVER OAK DEVELOPERS, LLC (RIO GRANDE ENGINEERING, AGENT)** requests a special exception to Section 14-16-2-23(A) and North I-25 SDP Pg 3 Sec 1.5(4) and 16DRB-7051 : a VARIANCE of 5 ft to the required 5 ft side yard setback for all or a portion of Lot 20, Silver Oak zoned SU-2 C-1 -NC, located on 8836 SILVER OAK LN NE (C-18) APPROVED

41. **17ZHE-80087**  
**Project# 1011215**  
**SILVER OAK DEVELOPERS, LLC (RIO GRANDE ENGINEERING, AGENT)** requests a special exception to Section 14-16-2-23(A) and North I-25 SDP Pg 3 Sec 1.5(4) and 16DRB-7051 : a VARIANCE of 5 ft to the required 5 ft side yard setback for all or a portion of Lot 3, Silver Oak zoned SU-2 C-1 -NC, located on 8827 SILVER OAK LN NE (C-18) APPROVED

42. **17ZHE-80088**  
**Project# 1011216**  
**SILVER OAK DEVELOPERS, LLC (RIO GRANDE ENGINEERING, AGENT)** requests a special exception to Section 14-16-2-23(A) and North I-25 SDP Pg 3 Sec 1.5(4) and 16DRB-7051 : a VARIANCE of 5 ft to the required 5 ft side yard setback for all or a portion of Lot 6, Silver Oak zoned SU-2 C-1 / NC, located on 8815 SILVER OAK LN NE (C-18) APPROVED
43. 17ZHE-80089  Project#1011217  SILVER OAK DEVELOPERS, LLC (RIO GRANDE ENGINEERING, AGENT) requests a special exception to Section 14-16-2-23(A) and North I-25 SDP Pg 3 Sec 1.5(4) and 16DRB-7051 : a VARIANCE of 5 ft to the required 5 ft side yard setback for all or a portion of Lot 7. Silver Oaks zoned SU-2 C-1 / NC, located on 8813 SILVER OAK LN NE (C-18) APPROVED

44. 17ZHE-80090  Project#1011218  SILVER OAK DEVELOPERS, LLC (RIO GRANDE ENGINEERING, AGENT) requests a special exception to Section 14-16-2-23(A) and North I-25 SDP Pg 3 Sec 1.5(4) and 16DRB-7051 : a VARIANCE of 5 ft to the required 5 ft side yard setback for all or a portion of Lot 9. Silver Oak zoned SU-2 C-1 / NC, located on 8805 SILVER OAK LN NE (C-18) APPROVED

45. 17ZHE-80091  Project#1011219  SILVER OAK DEVELOPERS, LLC (RIO GRANDE ENGINEERING, AGENT) requests a special exception to Section 14-16-2-23(A) and North I-25 SDP Pg 3 Sec 1.5(4) and 16DRB-7051 : a VARIANCE of 5 ft to the required 5 ft side yard setback for all or a portion of Lot 13. Silver Oak zoned SU-2 C-1 NC, located on 8808 SILVER OAK LN NE (C-18) APPROVED

46. 17ZHE-80092  Project#1011220  SILVER OAK DEVELOPERS, LLC (RIO GRANDE ENGINEERING, AGENT) requests a special exception to Section 14-16-2-23(A) and North I-25 SDP Pg 3 Sec 1.5(4) and 16DRB-7051 : a VARIANCE of 5 ft to the required 5 ft side yard setback for all or a portion of Lot 14. Silver Oak zoned SU-2 C-1 / NC, located on 8812 SILVER OAK LN NE (C-18) APPROVED

47. 17ZHE-80093  Project#1011221  SILVER OAK DEVELOPERS, LLC (RIO GRANDE ENGINEERING, AGENT) requests a special exception to Section 14-16-2-23(A) and North I-25 SDP Pg 3 Sec 1.5(4) and 16DRB-7051 : a VARIANCE of 5 ft to the required 5 ft side yard setback for all or a portion of Lot 15. Silver Oak zoned SU-2 C-1 / NC, located on 8816 SILVER OAK LN NE (C-18) APPROVED

48. 17ZHE-80094  Project#1011222  SILVER OAK DEVELOPERS LLC (RIO GRANDE ENGINEERING, AGENT) requests a special exception to Section 14-16-2-23(A) and North I-25 SDP Pg 3 Sec 1.5(4) and 16DRB-7051 : a VARIANCE of 5 ft to the required 5 ft side yard setback for all or a portion of Lot 16. Silver Oak zoned SU-2 C-1 / NC, located on 8820 SILVER OAK LANE NE (C-18) APPROVED