HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

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

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:

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)

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, Hoffmantown Addn zoned R-1, located on 2911 ALTEZ ST NE (H-20)
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, Hoffmanstown Addn zoned R-1, located on 2911 ALTEZ ST NE (H-20)

4. 17ZHE-80048 Project# 1011157 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)

5. 17ZHE-80049 Project# 1011158 OLIVIA A RODRIQUEZ 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)

6. 17ZHE-80050 Project# 1011159 OLIVIA A RODRIQUEZ 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)

7. 17ZHE-80051 Project# 1011159 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)

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)

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)

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 required front yard setback area for all or a portion of Lot 37, Block 37-A, Princess Jeanne Park Addn zoned R-1, located on 1125 MURIEL ST NE (J-21)

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 for all or a portion of Lot 13, Block 4, Highlands North Addn zoned R-1, located on 6900 BARBER PL NE (F-18)

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)

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)

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)
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)

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)

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)

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, Panorama Addn zoned R-1, located on 404 GEORGENE DR NE (K-22)

19. 17ZHE-80061 Project# 1011192 JASON BUCHANAN (DAC ENTERPRISES INC, 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)

20. 17ZHE-80062 Project# 1011193 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 216 HERMOSA DR SE (K-17)

21. 17ZHE-80063 Project# 1011194 BILL MOORE & ASSOCIATES (DAC ENTERPRISES INC, AGENT) 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)

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 Lot 46, Rossiter Addn zoned R-T, located on 4622 12TH ST NW (F-14)

23. 17ZHE-80065 Project# 1011197 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 216 HERMOSA DR SE (K-17)

24. 17ZHE-80066 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)

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)

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 G C ADDN, C GC Addn zoned C-2, located on 1015 RIO GRANDE BLVD NW (H-13)
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)

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)

--------------------------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.

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)

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)

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)

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)

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)

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)

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)
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)

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)

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)

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)

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 7, Silver Oak zoned SU-2 C-1/-NC, located on 8813 SILVER OAK LN NE (C-18)

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 9, Silver Oak zoned SU-2 C-1/-NC, located on 8805 SILVER OAK LN NE (C-18)

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 13, Silver Oak zoned SU-2 C-1/-NC, located on 8808 SILVER OAK LN NE (C-18)

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 14, Silver Oak zoned SU-2 C-1/-NC, located on 8812 SILVER OAK LN NE (C-18)
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)

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)