



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, October 17, 2017 9:00 A.M.

IF YOU ARE AGENDA ITEMS #1 THRU #25
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
Alfredo Salas, ZHE Administrative Assistant

For Inquiries Regarding This Agenda, Please Call Planning Dept. at (505) 924-3860.

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. | 17ZHE-80211 | Project#
1011365 | YOLANDA MACIAS NIETO requests a special exception to Section 14-16-2-22(B)(25)(A) and 14-16-2-6(B)(5) : a CONDITIONAL USE to allow a daycare for all or a portion of Lot 22 p-1, Block 2, Valle Del Canto Unit 2 zoned SU-1 PRD, located on 8715 VIA DEL ORO SW (K-9) APPROVED |
| 2. | 17ZHE-80218 | Project#
1011374 | SONIA GARCIA requests a special exception to Section 14-16-2-6(B)(14)(a)(2) : a CONDITIONAL USE to allow an existing 5 ft wall in the front setback for all or a portion of Lot 14, Block 25, Waggoman & Denison Addn zoned R-1, located on 333 GENERAL BRADLEY ST NE (K-20) DEFERRED |
| 3. | 17ZHE-80195 | Project#
1011339 | MAYRA HERNANDEZ requests a special exception to Section 14-16-2-6(B)(5) : a CONDITIONAL USE to allow a family day care home for all or a portion of Lot 19, Block 10, Academy Acres Unit 1 zoned R-1, located on 6517 CATHY AV NE (E-18) WITHDRAWN |

OLD BUSINESS:

4. **17ZHE-80186** **Project# 1011333** **AARON MURRAY** requests a special exception to Section 14-16-3-3(B)(2)(e) : a VARIANCE of 10 ft to the required 10 ft separation to allow existing accessory structures for all or a portion of Lot 19-P1, Block 2, Buena Vista Estates Unit 2 zoned SU-2 RD or SU-2 LMDR, located on **8500 RANCHO MIRAGE DR NE (C-18) DENIED**
5. **17ZHE-80187** **Project# 1011333** **AARON MURRAY** requests a special exception to Section 14-16-3-3(B)(2)(e) : a VARIANCE of 7 in to the required 5 ft separation to allow existing accessory structures for all or a portion of Lot 19-P1, Block 2, Buena Vista Estates Unit 2 zoned SU-2 RD or SU-2 LMDR, located on **8500 RANCHO MIRAGE DR NE (C-18) DENIED**
6. **17ZHE-80188** **Project# 1011333** **AARON MURRAY** requests a special exception to Section 14-16-2-6(B)(12) : a CONDITIONAL USE to allow an existing patio in the required rear yard setback for all or a portion of Lot 19-P1, Block 2, Buena Vista Estates Unit 2 zoned SU-2 RD or SU-2 LMDR, located on **8500 RANCHO MIRAGE DR NE (C-18) APPROVED**
7. **17ZHE-80189** **Project# 1011333** **AARON MURRAY** requests a special exception to Section 14-16-2-6(B)(14) : a CONDITIONAL USE to allow an existing 6 ft wall in the front setback area at 10 ft back from property line for all or a portion of Lot 19-P1, Block 2, Buena Vista Estates Unit 2 zoned SU-2 RD or SU-2 LMDR, located on **8500 RANCHO MIRAGE DR NE (C-18) APPROVED**
8. **17ZHE-80184** **Project# 1011328** **ZSUZSANNA D KROKOVAY** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 3 ft to the required 3 ft wall height to allow for a 6 ft wall in the front yard setback for all or a portion of Lot 17, Block 6, Granada Heights zoned R-1, located on **317 MORNINGSIDE DR SE (K-17) APPROVED WITH CONDITIONS**
9. **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) APPROVED**
10. **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) DENIED**

NEW BUSINESS:

11. **17ZHE-80204** **Project# 1011350** **MICHAEL ASHCRAFT** requests a special exception to Section 14-16-3-19(A)(3)(a) : a VARIANCE of 3 ft to the allowable 3 ft wall height within 5 ft of public right-of-way for all or a portion of Lot 1, 2, Block 3, Farr-Frederick A Addn zoned C-3, located on **6501 LOMAS BLVD NE (J-18) APPROVED**
12. **17ZHE-80205** **Project# 1011355** **JENNIFER PADILLA (PABLO GRIEGO, AGENT)** requests a special exception to Section 14-16-2-6(B)(14)(a)(2) : a CONDITIONAL USE to allow a 5 ft wall in the required front setback area for all or a portion of Lot 14, Block 5A, Monarch Village zoned R-1, located on **605 DUCHESS DR NE (K-22) APPROVED WITH CONDITIONS**
13. **17ZHE-80206** **Project# 1011356** **JOHN MCKENNA** 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 18, Block 3, Candlelight Foothills Unit 1 zoned R-1, located on **1400 MONTE LARGO DR NE (J-23) APPROVED**
14. **17ZHE-80207** **Project# 1011358** **JACK DAVIDSON (AUSTIN'S CARPORTS, 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 6, Block 16, Loma Vista Addn zoned R-1, located on **1121 LAFAYETTE DR NE (J-16) APPROVED WITH CONDITIONS**

15. **17ZHE-80208** **Project#** **STEVE DOMINGUEZ (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-14(E)(1) and 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 3-P1, Block 1, Sunset West Unit 3 zoned R-D, located on **919 SUNWEST DR SW (L-9) APPROVED WITH CONDITIONS**
1011359

16. **17ZHE-80209** **Project#** **JOHN E CORWELL (AUSTIN'S CARPORTS, 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 41, Block 3, West Mesa Manor zoned R-1, located on **7317 THUNDERBIRD CT NW (J-10) APPROVED WITH CONDITIONS**
1011360

17. **17ZHE-80210** **Project#** **VIRGINIA WINSTEAD (AUSTIN'S CARPORTS, 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 38, Block 104, Snow Heights Addn zoned R-1, located on **1906 MORRIS ST NE (H-21) APPROVED WITH CONDITIONS**
1011361

18. **17ZHE-80212** **Project#** **BARBARA ORTIZ (MATT LAMBERT, AGENT)** requests a special exception to Section 14-16-2-6 (B) (12) : A **CONDITIONAL USE** to allow a shade structure in the required rear yard setback for all or a portion of Lot 41- P1, Block 1, Eagle Point zoned RD, located on **8501 RAVEN RIDGE NE (C-19) APPROVED**
1011367

19. **17ZHE-80213** **Project#** **MICHAEL & KIMBERLY BERG** requests a special exception to Section 14-16-2-17(B)(19) : a **CONDITIONAL USE** to allow a retail business which products are manufactured for all or a portion of Lot 2, Montgomery Crossing Addn Phase 2 zoned C-2, located on **8510 MONTGOMERY BLVD NE (G-20) APPROVED**
1011368

20. **17ZHE-80214** **Project#** **SARA HURTADO** requests a special exception to Section 14-16-3-19(A)(2)(b) : **CONDITIONAL USE** to allow for an existing 6 foot fence on the corner front yard setback for all or a portion of Lot 12, Garden Vale zoned R-1, located on **2725 METZGAR RD SW (Q-10) APPROVED WITH CONDITIONS**
1011370

21. **17ZHE-80215** **Project#** **MARY J SOLT-NIWA** requests a special exception to Section 14-16-2-5(B)(1) and 14-16-2-4(B)(5) : a **CONDITIONAL USE** to allow a proposed nursery in a RA-2 zone for all or a portion of Lot 78A2, MRGCD MAP 34 zoned RA-2, located on **1800 CANDELARIA RD NW (G-13) APPROVED**
1011371

22. **17ZHE-80216** **Project#** **GARY BEARLY (MARSH CONSTRUCTION, AGENT)** requests a special exception to Section 14-16-2-8(B)(1) and 14-16-2-6(B)(12) : **CONDITIONAL USE** to allow for a shade structure in the rear yard setback for all or a portion of Lot 82, Block 13, Anderson Heights Unit 3 zoned R-LT, located on **2914 GAULT TRL SW (N-8) DENIED**
1011372

23. **17ZHE-80217** **Project#** **DAVE & EVE ESPEY (SAM STERLING ARCHITECTURE, LLC AGENT, AGENT)** requests a special exception to Section 14-16-2-6(E)(4)(a) : a **VARIANCE** request of 3 ft 6 in to the 10 ft side yard setback required for a proposed addition for all or a portion of Lot 1, Block 24, Parkland Hills Addition zoned R-1, located on **712 SUNDOWN PL SE (L-17) APPROVED**
1011373

24. **17ZHE-80219** **Project#** **VENICE CAPITAL, LLC (MODULUS ARCHITECTS, INC, AGENT)** requests a special exception to Section 14-16-2-23(A) and 14-16-2-19(B) & 14-16-2-20(B)(5) : **CONDITIONAL USE** to allow for the retail sales of alcoholic beverage for all or a portion of Lot A-1, Block 3, North Albuquerque Acres zoned SU-2 IP, located on **9600 PAN AMERICAN FRWY NE OR 5801 VENICE AVE NE (B-18) APPROVED**
1011375

25. **17ZHE-80220** **Project#** **ROY & JOYCE GRACE** requests a special exception to Section 14-16-3-3(B)(2)(d) : a **VARIANCE** of 5 ft to required 10 ft separation required for an accessory structure for all or a portion of Lot 9 P-1, Block 21, Park West Unit 2 zoned R-D, located on **8008 DARK MESA AVE NW (G-9) APPROVED WITH CONDITIONS**
1011376

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #26

IF YOU ARE AGENDA ITEMS 26-33

PLEASE COME TO THE HEARING AT 1:30 P.M.

26. **17ZHE-80221** **Project#** **JAMES M. SANTISTEVAN (CARL A GARCIA, AGENT** requests a special exception to Section 14-16-3-1(A)(27) : a VARIANCE of 3 parking spaces to the required 54 parking spaces for a Auto Dealership for all or a portion of Lot 8-12, Block 12, Bel Air Addition zoned C-2, located on **4913 MENAUL BLVD NE (H-17) WITHDRAWN**
1011377
27. **17ZHE-80222** **Project#** **JAMES M. SANTISTEVAN (CARL A GARCIA, AGENT** requests a special exception to Section 14-16-3-10(E)(8)(a) : a VARIANCE of 10 feet to the required 10 foot rear landscape buffer for all or a portion of Lot 8-12, Block 12, Bel Air Addition zoned C-2, located on **4913 MENAUL BLVD NE (H-17) APPROVED**
1011377
28. **17ZHE-80223** **Project#** **JAMES M. SANTISTEVAN (CARL A GARCIA, AGENT** requests a special exception to Section 14-16-3-10(E)(7)(a) : a VARIANCE of 10 feet to the required 10 foot front landscape buffer for all or a portion of Lot 8-12, Block 12, Bel Air Addition zoned C-2, located on **4913 MENAUL BLVD NE (H-17) APPROVED**
1011377
29. **17ZHE-80225** **Project#** **JAMES M. SANTISTEVAN (CARL A GARCIA, AGENT** requests a special exception to Section 14-16-3-10(E)(1) : a VARIANCE of 1.4% to the required 15% landscape area for all or a portion of Lot 8-12, Block 12, Bel Air Addition zoned C-2, located on **4913 MENAUL BLVD NE (H-17) APPROVED**
1011377
30. **17ZHE-80224** **Project#** **DAVID DAVIS (TYSON PARKER, AGENT)** requests a special exception to Section 14-16-2-6(B)(12) : a CONDITIONAL USE to allow a shade structure in the required rear yard setback for all or a portion of Lot 1,2,3, Block 15, Country Club Addition zoned R-1, located on **1315 LAS LOMAS RD NE (J-15) WITHDRAWN**
1011378
31. **17ZHE-80226** **Project#** **GREG WILLIAMS (JOE FORTIN, AGENT)** requests a special exception to Section 14-16-3-3(B)(2)(h) : a VARIANCE of 5 ft to the required 5 ft distance to a lot line or building to allow a swimming pool for all or a portion of Lot 29, Fairway Estates at Tanoan unit 1 zoned R-D, located on **9716 GREENBRIER RD NE (E-21) DENIED**
1011379
32. **17ZHE-80227** **Project#** **GARRETT SMITH** requests a special exception to Section 14-16-2-23(A) & 14-16-2-6 (B) (1) : a CONDITIONAL USE to allow an accessory living quarters for all or a portion of Lot B, Lands of Bernardo A Herrera JR zoned H-12, located on **2903 CAMILO LA NW (SU-2 LD RA-2) APPROVED WITH CONDITIONS**
1011380
33. **17ZHE-80228** **Project#** **GARRETT SMITH** requests a special exception to Section 14-16-2-23 (A) and 14-16-2-6 (B) (1) : a CONDITIONAL USE to allow an accessory living quarters for all or a portion of Lot A, Lands of Bernardo A Herrera JR **2909 CAMILO LA NW (H-12) APPROVED WITH CONDITIONS**
1011381