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

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

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)

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)

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)

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)

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)

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)

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)

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 within 5 ft of public right-of-way for all or a portion of Lot 1, 2, Block 3, Farr-Frederick A Addn zoned R-1, located on 317 MORNINGSIDE DR SE (K-17)

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)

10. 17ZHE-80098 Project# 1011234 EVA GONZALEZ 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)

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)

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 DUCESS DR NE (K-22)

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)

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)
15. 17ZHE-80208  Project# 1011359  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)

16. 17ZHE-80209  Project# 1011360  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)

17. 17ZHE-80210  Project# 1011361  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)

18. 17ZHE-80212  Project# 1011367  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)

19. 17ZHE-80213  Project# 1011368  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)

20. 17ZHE-80214  Project# 1011370  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)

21. 17ZHE-80215  Project# 1011371  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)

22. 17ZHE-80216  Project# 1011372  GARY BEARLY (MARSH CONSTRUCTION, AGENT) requests a special exception to Section 14-16-2-18(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)

23. 17ZHE-80217  Project# 1011373  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)

24. 17ZHE-80219  Project# 1011375  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)

25. 17ZHE-80220  Project# 1011376  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)
<table>
<thead>
<tr>
<th>Project#</th>
<th>Requestor Details</th>
<th>Request Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1011377</td>
<td>JAMES M. SANTISTEVAN (CARL A GARCIA, AGENT)</td>
<td>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)</td>
</tr>
<tr>
<td>1011377</td>
<td>JAMES M. SANTISTEVAN (CARL A GARCIA, AGENT)</td>
<td>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)</td>
</tr>
<tr>
<td>1011377</td>
<td>JAMES M. SANTISTEVAN (CARL A GARCIA, AGENT)</td>
<td>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)</td>
</tr>
<tr>
<td>1011377</td>
<td>JAMES M. SANTISTEVAN (CARL A GARCIA, AGENT)</td>
<td>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)</td>
</tr>
<tr>
<td>1011378</td>
<td>DAVID DAVIS (TYSON PARKER, AGENT)</td>
<td>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)</td>
</tr>
<tr>
<td>1011379</td>
<td>GREG WILLIAMS (JOE FORTIN, AGENT)</td>
<td>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)</td>
</tr>
<tr>
<td>1011380</td>
<td>GARRETT SMITH</td>
<td>requests a special exception to Section 14-16-2-23(A) &amp; 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)</td>
</tr>
<tr>
<td>1011381</td>
<td>GARRETT SMITH</td>
<td>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)</td>
</tr>
</tbody>
</table>