HEARING ON SPECIAL EXCEPTIONS TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, September 19, 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

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For Inquiries Regarding This Agenda, Please Call Planning Dept. at (505) 924-3940.
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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. "IR" 17ZHE-80169 Project# 1011311 FLOR GONZALEZ 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 11-P1, Block 20, El Rancho Grande 1 Unit 4B zoned R-LT, located on 8400 SPRING SAGE RD SW (N-9)

2. "IR" 17ZHE-80193 Project# 1011336 NORMALY GONZALEZ 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 11-P1, Block 5, Sage Pointe zoned R-D, located on 1100 ALEXANDRA ST SW (M-9)

3. "IR" 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-80149 Project# 1011300 CLAUDIA MOLINAR requests a special exception to Section 14-16-2-14(E)(1) and 14-16-2-6(B)(5) : a CONDITIONAL USE to allow for a home daycare for up to 12 children for all or a portion of Lot 6. Laurelwood South zoned R-D, located on 1520 ROSEWOOD AV NW (H-10)

5. 17ZHE-80170 Project# 1011312 MURPHY PROPERTIES (RIO GRANDE ENGINEERING, AGENT) requests a special exception to Section 14-16-2-20(E) and 14-16-2-15(E)(2)(c) : a VARIANCE of 15 ft to the required 15 ft sideyard setback that is adjacent to the rear yards of a residential zone for all or a portion of Lot 2, North Second Street Business Center zoned M-1, located on 5126 2ND ST NW (F-15)

6. 17ZHE-80171 Project# 1011312 MURPHY PROPERTIES (RIO GRANDE ENGINEERING, AGENT) requests a special exception to Section 14-16-2-20(E) and 14-16-2-15(E)(2)(c) : a VARIANCE of 15 ft to the required 15 ft sideyard setback that is adjacent to the rear yards of a residential zone for all or a portion of Lot 3, North Second Street Business Center zoned M-1, located on 5128 2ND ST NW (F-15)

NEW BUSINESS:

7. 17ZHE-80172 Project# 1011316 TENNIS CLUB OF ALBUQUERQUE (JIM STROZIER, AICP, AGENT) requests a special exception to Section 14-16-3-9(F) : a VARIANCE of 9 ft to the max 16 ft high light pole allowed within 100 ft within a residential zone for all or a portion of Lot 15-20, Block 5, Netherwood Park zoned R-3, located on 2901 INDIAN SCHOOL RD NE (H-16)

8. 17ZHE-80173 Project# 1011317 PAUL D BECK (AUSTINS 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 for all or a portion of Lot 19, Block 38, Princess Jeanne Park Addn zoned R-1, located on 1008 MURIEL ST NE (K-21)

9. 17ZHE-80175 Project# 1011319 CECILIA ZAMORA (AUSTINS CARPORTS, AGENT) requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a proposed carport in the front setback area for all or a portion of Lot 11, Block 22, Altamont Addn zoned R-1, located on 3500 VALENCIA DR NE (G-18)

10. 17ZHE-80196 Project# 1011340 NESTOR LAZARO (AUSTIN'S CARPORTS, AGENT) requests a special exception to Section 14-16-2-8(B)(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 1-P1, Block 7, Arrowwood Hills Unit 1 zoned R-LT, located on 10300 CHIANTI AV SW (N-9)

11. 17ZHE-80174 Project# 1011318 HENRY MALDONADO (CASA BELLA CONSTRUCTION, AGENT) requests a special exception to Section 14-16-2-6(B)(12) : a CONDITIONAL USE to allow a shade structure in the rear yard setback area for all or a portion of Lot 38, Block 1, American Heritage North zoned R-1, located on 5617 DOGWOOD TRL NE (F-19)

12. 17ZHE-80176 Project# 1011320 RANDALL & ESTHER BERGH requests a special exception to Section 14-16-2-6(E)(1) : a VARIANCE of 10 ft to the required 20 ft front setback to allow a proposed addition for all or a portion of Lot 17, Block 10, Sandia Plaza zoned R-1, located on 828 PONDEROSA AV NW (F-14)

13. 17ZHE-80177 Project# 1011320 RANDALL & ESTHER BERGH requests a special exception to Section 14-16-2-6(E)(4)(a) : a VARIANCE of 1 ft to the required 5 ft side setback to allow a proposed addition for all or a portion of Lot 17, Block 10, Sandia Plaza zoned R-1, located on 828 PONDEROSA AV NW (F-14)

14. 17ZHE-80178 Project# 1011321 DEA HUNT (TRACY PETERSON/FULL MEASURE LLC, AGENT) requests a special exception to Section 14-16-2-14(C) and 14-16-2-9(4)(a) : a VARIANCE of 4 ft to the required 15 ft rear yard setback for all or a portion of Lot 11, Block 4, Juan Tabo Hills Unit 2 zoned R-D, located on 2035 MOUNTEAINEER DR SE (M-21)
15. **17ZHE-80179**  
Project# 1011323  
**JONATHAN SAIZ (AMANDA COROMINAS - DREAMSTYLE, AGENT)** requests a special exception to Section 14-16-2-22(B)(25)(a) and 14-16-2-6(B)(12) : a CONDITIONAL USE to allow a shade structure in the rear yard setback for all or a portion of Lot 33, Sawmill Crossing Unit 2 zoned SU-2 SU-1 for PRD, located on **1448 LUMBERTON DR NW (H-13)**

16. **17ZHE-80180**  
Project# 1011324  
**BC111 BCSMS06-PWR14MOLINA BLDG C/O MAESTAS & WARD (DAC ENTERPRISES, AGENT)** requests a special exception to Section 14-16-2-23(A) and Pg 38(e)(5) North I-25 SDP : a VARIANCE of 18 in to the height and width to the allowed letter size to allow a proposed new sign for all or a portion of Lot 1, IHS Acquisition No 120 Inc zoned SU-2 HOSPITAL AND MEDICAL USES O-1 PERM USES OR SU-2 C, located on **8801 HORIZON BLVD NE (C-17)**

17. **17ZHE-80181**  
Project# 1011324  
**BC111 BCSMS06-PWR14MOLINA BLDG C/O MAESTAS & WARD (DAC ENTERPRISES, AGENT)** requests a special exception to Section 14-16-2-23(A) and Pg 38(e)(6) North I-25 SDP : a VARIANCE of 20 ft to the max 30 ft in height to allow a proposed new building mounted sign for all or a portion of Lot 1, IHS Acquisition No 120 Inc zoned SU-2 HOSPITAL AND MEDICAL USES O-1 PERM USES OR SU-2 C, located on **8801 HORIZON BLVD NE (C-17)**

18. **17ZHE-80182**  
Project# 1011326  
**BRIAN PRESS (JASON HOWARD, 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 for all or a portion of Lot 266, Block 3, Indian Hills Addn zoned R-1, located on **1905 MACBETH CT NE (H-22)**

19. **17ZHE-80183**  
Project# 1011327  
**LOUIS AND FRANCES PADILLA** requests a special exception to Section 14-16-2-6(B)(14) : a CONDITIONAL USE to allow a 5 ft wall in the front setback area for all or a portion of Lot 3, Block 15, Royal Heights Addn Unit 2 zoned R-1, located on **3828 PIERMONT DR NE (G-20)**

20. **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)**

21. **17ZHE-80185**  
Project# 1011332  
**LAUREL SCHILLKE** requests a special exception to Section 14-16-2-23(A) and 14-16-2-6(B)(7) and Pg 75 of the University Neighborhoods SDP : a CONDITIONAL USE to allow health care as a home occupation for all or a portion of Lot 11, Block 32, Terrace Addn zoned SU-2 MD-2, located on **1217 COAL AV SE (K-15)**

22. **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)**

23. **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)**

24. **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)**
25. 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)

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

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

IF YOU ARE AGENDA ITEMS #26 thru #35

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

26. 17ZHE-80190 Project# 1011334 SIBYLLE SCHLESIER requests a special exception to Section 14-16-2-6(B)(14)(a1): a CONDITIONAL USE to allow a 5 ft wall in front yard setback for all or a portion of Lot 3, Block 9, Victory Addn First Unit Of, zoned R1, located on 909 VASSAR DR SE (L16)

27. 17ZHE-80192 Project# 1011334 SIBYLLE SCHLESIER requests a special exception to Section 14-16-3-19(A)(2)(b): a CONDITIONAL USE to allow a wall over 3 ft high on a corner side yard setback for all or a portion of Lot 3, Block 9, Victory Addn First Unit Of, zoned R1, located on 909 VASSAR DR SE (L16)

28. 17ZHE-80191 Project# 1011335 FRANK HOLLOWAY requests a special exception to Section 14-16-2-21(A)(1) and 14-16-2-20(B)(5): a CONDITIONAL USE for off premise consumption in a M-2 Zone for all or a portion of Lot 6A, Block 19, Paris Addn, zoned M-2, located on 1324 1ST NW (J-14)

29. 17ZHE-80194 Project# 1011338 MARTHA WHITMAN (OWEN KRAMME, 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 19, Block 2, Loma Vista Addn, zoned R-1, located on 809 WELLESLEY DR NE (J-16)

30. 17ZHE-80197 Project# 1011341 LARRY HENDRIX requests a special exception to Section 14-16-2-23(A) and Pg 93 of the Downtown Neighborhood Area SDP: a VARIANCE of 3 ft to the allowed 18 ft height for a secondary dwelling for all or a portion of Lot 20, Block 40, Perea Addn, zoned SU-2 DNA-SF, located on 1301 MARBLE AV NW (J-13)

31. 17ZHE-80199 Project# 1011343 ASHWANI SHARMA (ARCH & PLAN LAND USE CONSULTANTS, AGENT) requests a special exception to Section 14-16-2-6(E)(5)(a): a VARIANCE of 5 ft to the required 10 ft side yard setback for all or a portion of Lot 14, Block 1, Canyon Village Addn, zoned R-1, located on 7524 BEAR CANYON RD NE (E19)

32. 17ZHE-80200 Project# 1011343 ASHWANI SHARMA (ARCH & PLAN LAND USE CONSULTANTS, AGENT) requests a special exception to Section 14-16-2-6(E)(5)(a): a VARIANCE of 7.89 feet to the required 15 foot rear yard setback for all or a portion of Lot 14, Block 1, Canyon Village Addn, zoned R-1, located on 7524 BEAR CANYON RD NE (E19)

33. 17ZHE-80201 Project# 1011345 RITA MOYA (JUAN ROMERO, AGENT) requests a special exception to Section 14-16-2-6 (E)(5)(a): a VARIANCE of 6 ft 8 in to the required 15 ft rear yard setback for all or a portion of Lot 29, Block 2, Sandia Plaza Subd, zoned R-1, located on 802 PALO DURO AV NW (F14)
34. **17ZHE-80202 Project #1011345**

   RITA MOYA (JUAN ROMERO, AGENT) requests a special exception to Section 14-16-2-6 (E)(4)(a) : a VARIANCE of 2 ft to the required 5 ft side yard setback for all or a portion of Lot 29, Block 2, Sandia Plaza Subd zoned R-1, located on **802 PALO DURO AV NW (F14)**

35. **17ZHE-80203 Project #1011345**

   RITA MOYA (JUAN ROMERO, AGENT) requests a special exception to Section 14-16-3-4 (B)(4) : a request to expansion of a NONCONFORMING structure of less than 25% for all or a portion of Lot 29, Block 2, Sandia Plaza Subd zoned R-1, located on **802 PALO DURO NW (F14)**