HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER’S ACTION SHEET

TUESDAY, June 19, 2018 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
Suzie Sanchez, 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:

1. 18ZHE-80092 Project# 1011596
   ELSA M. CHAVEZ requests a special exception to Section 14-16-2-14(E)(1) and 14-16-2-6(B)(14): a CONDITIONAL USE to allow a wall 5ft in height within the front yard setback for all or a portion of Lot 2, Block 79, Westgate Heights Addn Unit NO 4 zoned R-D, located on 9122 ALEXIS AVE SW (M-9) APPROVAL WITH CONDITIONS

2. 18ZHE-80096 Project# 1011602
   CESAR A. CHAVEZ requests a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 3ft to the required 5ft separation between accessory structures for all or a portion of Lot 85A, Block 0000, Butterfield 2B zoned R-1, located on 5615 STILL BROOKE AVE NW (E-11) DEFERRED

3. 18ZHE-80119 Project# 1011627
   PEDRO & BELLA DUENAS requests a special exception to Section 14-16-3-19(A)(2)(b): a VARIANCE of 6 ft to the maximum 3 ft wall height in a corner side yard setback for all or a portion of Lot 6, Block J, Carlos Rey Addn zoned R-1, located on 320 64TH ST SW (K-11) APPROVAL WITH CONDITIONS

4. 18ZHE-80120 Project# 1011627
   PEDRO & BELLA DUENAS requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 6 ft to the maximum 3 ft wall height in the front yard setback for all or a portion of Lot 6, Block J, Carlos Rey Addn zoned R-1, located on 320 64TH ST SW (K-11) APPROVAL WITH CONDITIONS
5. 18ZHE-80121 Project# 1011629 IRMA DE LARA & ENRIQUE LARA requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 2 ft 8 inches to the allowed 3 ft wall height in the front yard setback for all or a portion of Lot 6A, Block 3, Valley Gardens South Unit 1 zoned R-1, located on 4518 SORREL LN SW (Q-11) APPROVAL WITH CONDITIONS

6. 18ZHE-80124 Project# 1011633 NORMA ESTRADA requests a special exception to Section 14-16-2-6(B)(5): a CONDITIONAL USE to allow up to 12 children in a family daycare for all or a portion of Lot 537, Block 25, Atrisco Village Unit 3B of Hoffman City zoned R-1, located on 1748 TOVAR PL SW (M-8) APPROVED

OLD BUSINESS:

7. 17ZHE-80283 Project# 1011472 CALVARY ALBUQUERQUE INC (DEVIN CANNADY, AGENT) requests a special exception to Section 14-16-2-17(B)(3): a CONDITIONAL USE to allow a church in a C-2 zone for all or a portion of Lot 5-A-1-A, Lands of Joel P Taylor zoned C-2 (SC), located on 6051 WINTER HAVEN RD NW (E-12) WITHDRAWN

8. 18ZHE-80067 Project# 1011571 JOHN DACAMARA requests a special exception to Section 14-16-2-23(A), South Broadway SDP p. 46 Ill (B)(1) and 14-16-2-17(A)(13)(b): a CONDITIONAL USE to allow C-2 permissive uses in the SU-2/NCR zone for all or a portion of Lot 8, Block 7 & 1, EASTERN ADDN SECOND EXTENSION zoned SU-2, located on 1806 BROADWAY BLVD SE (L-14) APPROVAL WITH CONDITIONS

9. 18ZHE-80068 Project# 1011574 OMAR GOMEZ requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 3 ft to the 3 ft maximum wall height allowed in the front yard setback for all or a portion of Lot 12, Block 5, LOMA VERDE zoned R-3, located on 7800 DOMINGO RD NE (K-19) APPROVAL WITH CONDITIONS

NEW BUSINESS:

10. 18ZHE-80074 Project# 1011579 ELFEGO ORONA JR 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 within the front yard setback for all or a portion of Lot 20-P1, Block 23, EL RANCHO GRANDE 1 UNIT 5A zoned R-T, located on 8732 SPOTTED PONY AVE SW (N-9) APPROVAL WITH CONDITIONS

11. 18ZHE-80088 Project# 1011592 LUIS SANTILLAN requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 3 ft to the maximum 3 ft wall height allowed in the front yard setback for all or a portion of Lot 5, Block 1, Votaw Addn zoned R-1, located on 1337 SAN ANDRES AVE NW (F-14) APPROVAL WITH CONDITIONS

12. 18ZHE-80090 Project# 1011594 BERTHA OCHOA requests a special exception to Section 14-16-2-9(B) and 14-16-2-6(B)(14): a CONDITIONAL USE to allow a 5 ft tall wall within the front yard setback for all or a portion of Lot 13-P1, Block 22, El Rancho Grande 1 UNIT 5A zoned R-T, located on 8719 SPOTTED PONY AVE SW (N-9) APPROVAL WITH CONDITIONS

13. 18ZHE-80091 Project# 1011595 KATHY KLEYBOECKER (CHRIS R. MARQUEZ, ESQ., AGENT) requests a special exception to Section 14-16-2-6(B)(14)(a)(3): a CONDITIONAL USE to allow a wall higher than 3 ft on a corner side yard for all or a portion of Lot 4, Block 2, Carlisle Del Cero zoned R-1, located on 3912 MORNINGSIDE DR NE (G-17) APPROVAL WITH CONDITIONS

14. 18ZHE-80093 Project# 1011597 ROBERT MORRISON requests a special exception to Section 14-16-2-6(B)(1): a CONDITIONAL USE to allow for an accessory living quarters for all or a portion of Lot 16B1, Block 0000, Trail Acre Estates zoned R-1, located on 901 LOS POBLANOS RANCH RD NW (F-14) APPROVAL WITH CONDITIONS
15. 18ZHE-80094 Project# 1011600 THOMAS WHITE requests a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 5ft to the required 10ft separation to allow an accessory building for all or a portion of Lot 117C and 341D, MRGCd MAP 31 and 32 zoned RA-2, located on 5105 GUADALUPE TRL NW (F-14) APPROVAL WITH CONDITIONS

16. 18ZHE-80095 Project# 1011601 ANGEL VALLADARES (JESUS GARCIA, AGENT) requests a special exception to Section 14-16-3-19(A)(2): a VARIANCE of 5 ft to the maximum 3 ft height to allow an existing wall in the front and corner side yard setback for all or a portion of Lot 1A, Dupree & Garcia zoned R-1, located on 609 ATRISCO DR NW (J-12) APPROVED

17. 18ZHE-80097 Project# 1011605 RICHARD AYALA (MONNICA BARRERAS, AGENT) requests a special exception to Section 14-16-2-23(A) and pg 104 Volcano Cliffs SDP: a VARIANCE to the allowed 20% - 50% light reflective range for exterior colors for all or a portion of Lot 31, Block 6, Volcano Cliffs Unit 18 zoned SU-2 VCLL, located on 6543 PATO RD NW (D-10) APPROVAL WITH CONDITIONS

18. 18ZHE-80098 Project# 1011606 TREVOR REED requests a special exception to Section 14-16-2-19(B) and 14-16-2-20(A)(6): a CONDITIONAL USE to allow commercial agricultural activity for all or a portion of Lot 2-A, Block 0000, Atrisco Business Park UNIT 2 zoned IP, located on 7001 BLUEWATER RD NW (K-10) APPROVED

19. 18ZHE-80099 Project# 1011609 JOSE MIGUEL REYES requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 5 ft to allow an 8 ft wall within the front yard setback for all or a portion of Lot 1, Block P, Desert Flower UNIT 4 zoned R-LT, located on 2301 COSMOS DR SW (M-10) APPROVAL WITH CONDITIONS

20. 18ZHE-80100 Project# 1011610 ALFREDO SANDOVAL 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 25, Block 5, Northridge Addn UNIT 1 zoned R-1, located on 8234 NORTHRIIDGE AVE NE (F-19) APPROVAL WITH CONDITIONS

21. 18ZHE-80101 Project# 1011611 NAZARETH TEJEDA-GASCA requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 3 ft to the allowed 3 ft for a wall in the front yard setback for all or a portion of Lot 27, Block B, El Rancho Grande UNIT 6 zoned R-LT, located on 1340 EL RANCHO DR SW (M-9) APPROVAL WITH CONDITIONS

22. 18ZHE-80102 Project# 1011612 STEVE GURULE requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 2 ft 11 inches to the 3 ft maximum wall height in the front yard setback for all or a portion of Lot 5, Block J, Carlos Rey Addn zoned R-1, located on 316 64TH ST SW (K-11) APPROVAL WITH CONDITIONS

23. 18ZHE-80103 Project# 1011613 RAMON AND ANNA PADILLA requests a special exception to Section 14-16-3-3(B)(2)(b): a VARIANCE of 18 ft to the 20 ft corner side yard setback to allow an existing accessory structure for all or a portion of Lot 22A, Block 28, Brentwood Hills zoned R-1, located on 12301 LOS ARBOLES RD NE (H-22) DENIED

24. 18ZHE-80104 Project# 1011614 WILLIAM ENGLAND requests a special exception to Section 14-16-2-6(E)(4)(a): a VARIANCE of 5 ft to the required 10 ft side yard setback for all or a portion of Lot 14, Block 1, La Sala Grande Addn zoned R-1, located on 2920 LA CAMILA RD NE (G-20) APPROVED

25. 18ZHE-80105 Project# 1011615 JOHN S. RATHBUN requests a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 3 ft to the required 10 ft separation for an accessory building for all or a portion of Lot 3, Block 37, Bel-Air zoned R-1, located on 2635 MONTCLAIRE DR NE (H-17) APPROVED
26. **18ZHE-80106** Project# 1011616
   LAURIE ROCK (GILBERT AUSTIN, 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 7, Block 14, Princess Jeanne Park zoned R-1, located on 10424 LOVE AVE NE (J-21) APPROVAL WITH CONDITIONS

27. **18ZHE-80107** Project# 1011617
   GREG BLACKWELL (JONATHAN SIEGEL, AGENT) requests a special exception to Section 14-16-2-6(E)(4)(a): a VARIANCE of 1 ft 11 inches to the required 5 ft side yard setback for all or a portion of Lot 4, 5, 6, Block 17, Lembeck zoned SU-2 DNA SF, located on 1418 ROMA AVE NW (J-13) APPROVED

28. **18ZHE-80108** Project# 1011618
   RICHARD ZEMK (THOMAS NELSON, AGENT) requests a special exception to Section 14-16-2-5(E) and 14-16-2-6(E)(1): a VARIANCE of 18 ft to the required 20 ft front yard setback for all or a portion of Lot A, Ruben-Aragon zoned RA-2, located on 1607 GRIEGOS RD NE (F-13) APPROVED

29. **18ZHE-80109** Project# 1011619
   PETER & THERESA BACA requests a special exception to Section 14-16-2-8(B)(1) and 14-16-2-6(B)(3): a CONDITIONAL USE to allow a carport in the front setback area for all or a portion of Lot 13 -P1, Bluewater Pointe zoned R-LT, located on 9500 ADONAI RD NW (K-9) APPROVAL WITH CONDITIONS

30. **18ZHE-80110** Project# 1011620
   FERIDOON GHANBARI 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 136, Block 1, Academy Place UNIT 4 zoned R-1, located on 5300 HINES DR NE (F-21) APPROVAL WITH CONDITIONS

31. **18ZHE-80111** Project# 1011621
   FRANCESCO BUFANO requests a special exception to Section 14-16-2-6(E)(4)(a): a VARIANCE of 5 ft to the required 5 ft side yard setback for all or a portion of Lot 14, Torres Addn zoned R-1, located on 242 58TH ST NW (K-11) APPROVED

32. **18ZHE-80112** Project# 1011622
   ARMANDO MERAZ requests a special exception to Section 14-16-2-23(A) and pg 65 (B)(1) Tower Unser SDP/ 14-16-2-9(E)(4)(a): a VARIANCE of 9 ft to the required 15 ft rear yard setback for all or a portion of Lot 7, Block 2, Desert Pine Unit 4 zoned R-D 9DU/AC, located on 560 DESERT MAIZE DR SW (L-9) APPROVED

33. **18ZHE-80113** Project# 1011623
   KATHERINE RIOLO requests a special exception to Section 14-16-2-16(B)(22): a CONDITIONAL USE to allow uses or activities in a tent for all or a portion of Lot 1-B & 1-A, Block 25, Mesa Village zoned C-1, located on 1321 EUBANK BLVD NE (J-20) APPROVAL WITH CONDITIONS

34. **18ZHE-80114** Project# 1011624
   BRYAN LEE requests a special exception to Section 14-16-2-12(E)(1): a VARIANCE of 3ft to the required 15ft front yard setback for all or a portion of Lot 44, Block 125, Snow Heights Addn zoned R-3, located on 10101 NORMAN AVE NE (H-21) APPROVED

35. **18ZHE-80115** Project# 1011624
   BRYAN LEE requests a special exception to Section 14-16-2-12(E)(1): a VARIANCE of 8 ft to the required 20 ft driveway for all or a portion of Lot 44, Block 125, Snow Heights Addn zoned R-3, located on 10101 NORMAN AVE NE (H-21) APPROVED

36. **18ZHE-80116** Project# 1011624
   BRYAN LEE requests a special exception to Section 14-16-2-12(D)(1): a VARIANCE of 10 ft to the required 150 ft lot width to allow for proposed townhomes for all or a portion of Lot 44, Block 125, Snow Heights Addn zoned R-3, located on 10101 NORMAN AVE NE (H-21) APPROVED

37. **18ZHE-80117** Project# 1011625
   ELLIS & SANDY DAWSON (GLENN SMITH, AGENT) requests a special exception to Section 14-16-2-9(B) 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 18 P-2, Parsifal Townhomes zoned R-T, located on 4116 BAY CT NE (G-20) WITHDRAWN
38. 18ZHE-80118 Project# 1011626 RICHARD PARKER requests a special exception to Section 14-16-2-6(E)(1): a VARIANCE of 9 inches to the required 20 ft front yard setback for all or a portion of Lot 8, Block A, Altura Addition zoned R-1, located on 1811 HERMOSA DR NE (J-17) APPROVED

39. 18ZHE-80122 Project# 1011630 LEO NARD ROMERO (FRANK ROMERO, AGENT) 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 in the front yard setback for all or a portion of Lot 16, Block H, El Rancho Grande Unit 8B zoned R-LT, located on 10001 ATRISCO RANCH RD SW (M-9) APPROVAL WITH CONDITIONS

40. 18ZHE-80123 Project# 1011632 JUAN MARTINEZ (LUZ VARELA, AGENT) requests a special exception to Section 14-16-2-6(E)(1) and South Broadway Sector Plan page 45: a VARIANCE of 11 ft 8 inches to the required 20 ft front yard setback for all or a portion of Lot 9, Block 25, Eastern Addn zoned SU-2 MR, located on 1210 WALTER ST SE (L-14) APPROVED

41. 18ZHE-80125 Project# 1011634 FRANCISCO QUEZADA requests a special exception to Section 14-16-2-9(D)(3) and 14-16-2-11(D)(2): a VARIANCE of 8 ft to the required 72 ft lot width requirement for all or a portion of Lot B, Block 14, Mesa Verde Addn zoned R-2, located on 247 TEXAS ST NE (K-19) APPROVED

42. 18ZHE-80126 Project# 1011635 BRIAN CAPSTICK/ HYIF SAN MATEO, LLC (STEVE LARSON, AGENT) requests a special exception to Section 14-16-2-17(B)(18): a CONDITIONAL USE to allow the sale of growlers within 500 feet of a school for all or a portion of Lot 3A1, Black Addn zoned C-3(SC), located on 6001 SAN MATEO BLVD NE, F BLDG (E-17) APPROVED

43. 18ZHE-80127 Project# 1011636 LUIS ORTIZ (XAVIER NUNO-WHELAN, 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 1, Block 11, Highlands North Addn UNIT 2 zoned R-1, located on 7005 VISTA DEL ARROYO AVE NE (F-19) APPROVED

44. 18ZHE-80132 Project# 1011654 ROBERT ROSSBERG requests a special exception to Section 14-16-2-23(A) and Sawmill SDP pg 86 3.b: a VARIANCE of 10 ft to the required 10 ft stepback for an addition over 15 ft in height for all or a portion of Lot A, Block 25, Rosemont Park Addn zoned S-R, located on 1114 11TH ST NW (J-13) APPROVED