HEARING ON SPECIAL EXCEPTIONS  
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, June 19, 2018 9:00 A.M.

IF YOU ARE AGENDA ITEMS #1 THRU #27
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

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For Inquiries Regarding This Agenda, Please Call Planning Dept. at (505) 924-3894.
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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. 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)

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)

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)
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 max 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)

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)

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)

**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)

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)

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)

**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)

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)

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)

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)

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)

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)
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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 height of a wall in the front yard setback for all or a portion of Lot 1, Dupree & Garcia zoned R-1, located on 609 ATRISCO DR NW (J-12)

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 of 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)

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 R-LT, located on 7001 BLUEWATER RD NW (K-10)

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)

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 NORTHRIDGE AVE NE (F-19)

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)

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)

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 required 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)

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)

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 37, Bel-Air zoned R-1, located on 2635 MONTCLAIRE DR NE (H-17)

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)
LUNCH BREAK
HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #27
IF YOU ARE AGENDA ITEMS 27-44
PLEASE COME TO THE HEARING AT 1:30 P.M.

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, Lembke zoned SU-2 DNA SF, located on 1418 ROMA AVE NW (J-13)

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 NW (F-13)

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)

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)

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)

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)

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)

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)

35. 18ZHE-80116  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)

36. 18ZHE-80117  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)
37. **18ZHE-80115 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)**

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)**

39. **18ZHE-80122 Project# 1011630**

LEONARD 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)**

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 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)**

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)**

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)**

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)**

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)**