HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER’S AGENDA

FRIDAY, MARCH 16, 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-80030 Project# 1011514 JOEL LOZANO requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for a carport within the required side yard setback for all or a portion of Lot 10, Block 4, SWIN & MARR ADDN zoned R1, located on 1700 53RD ST NW (H11)

OLD BUSINESS:

2. 17ZHE-80286 Project# 1011483 MAGGIE SEELEY (GREG SUCHOCKI, AGENT) requests a special exception to Section 14-16-2-6(B)(1): CONDITIONAL USE to allow for accessory living quarters in an R-1 zone for all or a portion of Lot 21, Block 52, University Heights zoned R-1, located on 407 AMHERST DR NE (K-16)

3. 18ZHE-80011 Project# 1011498 LAVROVA OLGA requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 3ft to the allowable 3ft wall height within the front yard setback for all or a portion of Lot 2, Block 3, Sandia Plaza zoned R-1, located on 4807 GRANDE DR NW (F-14)

4. 18ZHE-80012 Project# 1011499 ALEXANDRIA PADILLA requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 1ft 10in to the allowed 3ft in the front yard setback for all or a portion of Lot 3, Block 9, SKYVIEW WEST AMENDED REPLAT zoned R-1, located on 7524 FORSYTHE RD SW (K-10)
<table>
<thead>
<tr>
<th>Project#</th>
<th>Project#</th>
<th>Requestor</th>
<th>Project Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1011502</td>
<td>SACRAMENTO MONTOYA</td>
<td>requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for a carport in the required front yard setback for all or a portion of Lot 9, Block 12, Hoffmantown Addn zoned R-1, located on 2713 PARISIFAL ST NE (H-20)</td>
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</tr>
<tr>
<td>1011503</td>
<td>MARY GALLEGOS</td>
<td>requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for a carport in the required front yard setback for all or a portion of Lot 9, Block 13, HOFFMANTOWN ADDN zoned R-1, located on 2722 PARISIFAL ST NE (H-20)</td>
<td></td>
</tr>
<tr>
<td>1011505</td>
<td>RAFAEL DE LA ROSA</td>
<td>requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for a carport in the required front yard setback for all or a portion of Lot 2C, Block 0000, GLENDALE GARDENS zoned R-1, located on 4709 UTE RD NW (K-12)</td>
<td></td>
</tr>
<tr>
<td>1011508</td>
<td>HEIDI ANDERSON</td>
<td>requests a special exception to Section 14-16-2-5(B)(1) and 14-16-2-6(B)(3): a CONDITIONAL USE to allow for a carport in the required front yard setback for all or a portion of Lot 22A, Block 0000, ALVARADO GARDENS zoned RA-2, located on 2629 HARVEST LN NW (G-13)</td>
<td></td>
</tr>
<tr>
<td>1011509</td>
<td>GEORGE C. WOOLLEY / RUDY B. ORTEGA</td>
<td>requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for a carport in the required front yard setback for all or a portion of Lot 3, Block F, Village Manor Addn zoned R-1, located on 2821 ALCAZAR ST NE (H-19)</td>
<td></td>
</tr>
<tr>
<td>1011510</td>
<td>SUSANA PAULINE ANAYA</td>
<td>requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for a carport in the required front yard setback for all or a portion of Lot 282, Block 0000, MRGCD MAP 38 zoned R-1, located on 2318 MOUNTAIN RD NW (J-13)</td>
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</tr>
<tr>
<td>1011512</td>
<td>DOUG MALECKI</td>
<td>requests a special exception to Section 14-16-2-6(E)(4)(a): VARIANCE request of 9ft 8in to the required 10ft side yard setback for all or a portion of Lot 8, Block 3, Stardust Skies Unit 2 zoned R-1, located on 7013 EDWINA AVE NE (G-19)</td>
<td></td>
</tr>
<tr>
<td>1011515</td>
<td>CHRISTOPHER AND PAULA WEST</td>
<td>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 33, Block 8, HAINES PARK ADDN zoned R1, located on 3501 ASPEN AVE NE (J16)</td>
<td></td>
</tr>
<tr>
<td>1011516</td>
<td>MANUEL &amp; VIVIAN CRESPIN (YOLANDA MONTOYA, AGENT)</td>
<td>requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for an existing carport in the required front yard setback for all or a portion of Lot 15, Block 8, GLENWAY PARK ADDITION zoned R1, located on 1735 TOWNER AVE NW (H13)</td>
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</tr>
<tr>
<td>1011518</td>
<td>RYAN WILKINSON</td>
<td>requests a special exception to Section 14-16-3-19(A)(2): VARIANCE of 2ft to the 6ft max allowed wall height for a wall that faces a public right of way for all or a portion of Lot 1, Block 67, Bel-Air zoned R-1, located on 2933 ORTIZ DR NE (H-18)</td>
<td></td>
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<tr>
<td>1011519</td>
<td>YEI ROGERS (SUSIE ROGERS, AGENT)</td>
<td>requests a special exception to Section 14-16-2-23 (A) and Barelas SDP pg. 71 &amp; 14-16-2-9(A)(2): CONDITIONAL USE to allow for RT uses in a SU-2 R-1zone for all or a portion of Lot 24, Nuanes Addn zoned SU-2 R-1, located on 1311 BARELAS RD SW (K-14)</td>
<td></td>
</tr>
<tr>
<td>1011520</td>
<td>SARAH COBB (CARTESIAN SURVEYS INC, AGENT)</td>
<td>requests a special exception to Section 14-16-2-5(D): a VARIANCE of 11 ft to the required 75 ft lot width for a proposed lot line adjustment for all or a portion of Lot 11, Block B, LUKE zoned RA-2, located on 1834 CHEROKEE RD NW (G-13)</td>
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17. **18ZHE-80036 Project# 1011520**

SARAH COBB (CARTESIAN SURVEYS INC, AGENT) requests a SPECIAL EXCEPTION to Section 14-16-2-5(D): a VARIANCE of 63 sq ft to the required 10,890 sq ft lot size for a proposed lot line adjustment for all or a portion of Lot 11, Block B, LUKE zoned RA-2, located on **1834 CHEROKEE RD NW** (G-13)

18. **18ZHE-80037 Project# 1011521**

MARLENA SHIRLEY (TIM WILDE, AGENT) requests a special exception to Section 14-16-2-6(E)(1): a VARIANCE of 10 ft to the required 20 ft front yard setback for all or a portion of Lot 164C, Block 0000, SAUNDERS REPLAT TR164 zoned R-1, located on **1518 GRIEGOS RD NW** (F-13)

19. **18ZHE-80038 Project# 1011521**

MARLENA SHIRLEY (TIM WILDE, AGENT) requests a special exception to Section 14-16-3-19(A)(1)(a): a VARIANCE of 3 ft to the allowed 3 ft wall within the front yard setback for all or a portion of Lot 164C, Block 0000, SAUNDERS REPLAT TR164 zoned R-1, located on **1518 GRIEGOS RD NW** (F-13)

20. **18ZHE-80039 Project# 1011522**

KATHY D. SHORES (AUSTINS CARPORTS / GILBERT AUSTIN, AGENT) 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 19, Block 2, North Carlisle Add zoned R-1, located on **4216 PALO DURO AVE NE** (G-17)

21. **18ZHE-80041 Project# 1011525**

RUSS STEWARD requests a special exception to Section 14-16-3-19(A)(3)(a): a VARIANCE of 3 ft to the allowed 3ft wall height when within 5 ft of public right of way for all or a portion of Lot 2, Block 0000, GORMAN zoned C-2, located on **2212 4TH ST NW** (H-14)