HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S ACTION SHEET

TUESDAY, May 15, 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

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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-80064**
   - Project# 1011566
   - JOSE ANTONIO CARRILLO requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for a carport within the required front yard setback for all or a portion of Lot 11, Block 3, CENTRAL PARK ADDN COWARDINS REPLAT OF BLK 3 zoned R-1, located on 704 VALENCIA DR SE (L-18) APPROVAL WITH CONDITIONS

2. **18ZHE-80066**
   - Project# 1011570
   - BLANCA E ALVARADO requests a special exception to Section 14-16-2-6(B)(14): a CONDITIONAL USE to allow a 5 ft wall in the front yard setback for all or a portion of Lot M, Block 4, PALISADES ADDN zoned R-1, located on 524 PALISADES DR NW (J-11) APPROVAL WITH CONDITIONS

OLD BUSINESS:

3. **18ZHE-80045**
   - Project# 1011535
   - CASA BLANCA MHP, LLC (P. LORRAINE SANCHEZ OR JOSEPH GAMBLE, AGENT) requests a special exception to Section 14-16-3-4(B)(4): To expand the NON CONFORMING USE of a mobile home park by 9.1% to not exceed the 25% allowance for all or a portion of Lot 31-32, Block 10, East Central Business Addn zoned SU-2 C-3, located on 11001 ACOMA RD SE (L-21) APPROVAL WITH CONDITIONS
4. **18ZHE-80052** Project #1011544 BRIAN KASCH requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE request of 3 ft to the allowed 3 ft wall height on a corner lot for all or a portion of Lot 13, Block 13, Parkland Hills Addn zoned R-1, located on 623 VALVERDE DR SE (L-17) WITHDRAWN

5. **18ZHE-80061** Project #1011555 SKAMAR PROPERTIES LLC (CORY GREENFIELD, 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 16, Block 65, Parkland Hills Addn zoned R-1, located on 4614 IDLEWILDE LN SE (L-17) APPROVAL WITH CONDITIONS

**NEW BUSINESS:**

6. **18ZHE-80054** Project #1011548 RICHARD J. MOYA requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 4 feet to the required 3 foot wall height in the front yard setback for all or a portion of Lot 1BA, Block 14, PALISADES ADDN zoned R-1, located on 2426 VISTA GRANDE DR NW (H-11) APPROVED

7. **18ZHE-80063** Project #1011564 CHARLES SPINELLO requests a special exception to Section 14-16-2-6(B)(14): a CONDITIONAL USE to allow a fence over 3 ft high within the front and corner side yard setback for all or a portion of Lot 16, Block 55, PARKLAND HILLS ADDN zoned R-1, located on 4701 TRUMBULL AVE SE (L-17) APPROVAL WITH CONDITIONS

8. **18ZHE-80065** Project #1011567 ML DESTINY PLAZA, LLC (CONSENSUS PLANNING, INC., AGENT) requests a special exception to Section 14-16-2-23(A) and Coors Corridor pg 89 & pg 104: a VARIANCE of 22 feet 8 inches to the required 35 foot setback to the Coors Corridor SDP for all or a portion of Lot A1A, BLACK DEVELOPMENT ONE zoned C-2, located on NE CORNER OF COORS BLVD & COORS BYPASS (B -14) APPROVED

9. **18ZHE-80067** Project #1011571 JOHN DACAMARA requests a special exception to Section 14-16-2-23(A), South Broadway SDP p.46 III(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) DEFERRED

10. **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) DEFERRED

11. **18ZHE-80069** Project #1011575 JEFF BECHTOLD requests a special exception to Section 14-16-2-6(E)(1): a VARIANCE of 10 ft to the 20 ft front yard setback for all or a portion of Lot 4, Block 52, WESTGATE HEIGHTS ADDN UNIT NO 1 zoned R-1, located on 1104 JENARO ST SW (M-9) APPROVAL WITH CONDITIONS

12. **18ZHE-80070** Project #1011576 JEFF BECHTOLD requests a special exception to Section 14-16-2-6(E)(4): a VARIANCE of 5 ft to the 5 ft side yard setback for all or a portion of Lot 4, Block 52, WESTGATE HEIGHTS ADDN Unit NO 1 zoned R-1, located on 1104 JENARO ST SW (M-9) APPROVAL WITH CONDITIONS

13. **18ZHE-80071** Project #1011576 JIM HERRERA (YOLANDA MONTOYA, AGENT) requests a special exception to Section 14-16-2-4(B)(1) and 14-16-2-6(B)(1): a CONDITIONAL USE to allow an accessory living quarters for all or a portion of Lot 17, BLACK FARM ESTATES UNIT zoned RA-1, located on 9539 LYNDALE LN NW (C-13) APPROVED

14. **18ZHE-80072** Project #1011577 YAIMOND MONTERO 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 11, Block 7, RACKHEATH PARK ADDN NO 1 zoned R-1, located on 9615 AZTEC RD NE (G-20) APPROVED
15. **18ZHE-80073 Project# 1011578**  
MATTHEW MCDONOUGH (DREAMSTYLE REMODELING, AGENT) requests a special exception to Section 14-16-2-14(E)(1) and 14-16-2-6(B)(12): a CONDITIONAL USE to allow for a patio cover within the rear yard setback for all or a portion of Lot 3-P1, Block 7, WEST RIDGE UNIT 2 zoned SU-1/ R-D, located on **2428 WEXFORD ST NW (H-9) APPROVED**

16. **18ZHE-80074 Project# 1011579**  
ELFEGO ORONA JR requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 3ft to the allowed 3ft 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) DEFERRED**

17. **18ZHE-80075 Project# 1011580**  
JAN-OLOF NOTLOEV (DELINZIO BUILDERS, AGENT) requests a special exception to Section 14-16-2-8(E)(4)(a): a VARIANCE of 6 ft 2 in to the required 15 ft rear yard setback for an existing building for all or a portion of LOT 2- P1, Block 0000, SKYLINE VIEW zoned R-LT, located on **4904 SKYLINE VIEW CT NE (F-22) APPROVED**

18. **18ZHE-80076 Project# 1011581**  
STEPHEN BUTLER (KEVIN CLOWER, AGENT) requests a special exception to Section 14-16-2-11(E)(3): a VARIANCE of 4 ft to the required 5 ft side yard setback for all or a portion of Lot 15, Block 27, MESA COURT ADDN zoned R-2, located on **3817 THAXTON AVE SE (L-17) APPROVED**

19. **18ZHE-80077 Project# 1011581**  
STEPHEN BUTLER (KEVIN CLOWER, AGENT) requests a special exception to Section 14-16-2-11(E)(4): a VARIANCE of 11 ft to the required 15 ft rear yard setback for all or a portion of Lot 15, Block 27, MESA COURT ADDN zoned R-2, located on **3817 THAXTON AVE SE (L-17) APPROVED**

20. **18ZHE-80078 Project# 1011583**  
PRIMROSE SCHOOL OF WOODCREEK RESERVE (CONSENSUS PLANNING INC., AGENT) requests a special exception to Section 14-16-2-23(A) and P. 37 12 R-3 LA CUEVA SDP: a VARIANCE of 3 off street parking spaces to the maximum 33 allowed for all or a portion of Lot A, Block 0000, MORNINGSTAR AT PALOMAS zoned SU-2/O-1, located on **8001 PALOMAS AVE NE (D-19) APPROVED**

21. **18ZHE-80080 Project# 1011585**  
WRILEY BURNETT requests a special exception to Section 14-16-3-19(A)(2)(c): a VARIANCE of 3 feet to the required 3 foot wall height in the corner side yard for all or a portion of Lot 1, Block 54, PARKLAND HILLS zoned R-1, located on **4904 PALO ALTO AVE SE (L-17) APPROVED**

22. **18ZHE-80081 Project# 1011586**  
KEVIN STRANGE (DAVID HILL, AGENT) requests a special exception to Section 14-16-2-6(E)(4)(a): a VARIANCE of 6 feet 1 inch to the required 10 ft side yard setback for all or a portion of Lot 8, Block 7, INDIAN RIDGE zoned R-1, located on **2104 CLEOPATRA PL NE (H-22) APPROVED**

23. **18ZHE-80082 Project# 1011587**  
JASON LECHTENBERG requests a special exception to Section 14-16-2-6(E)(1): a VARIANCE of 5 feet to the required 20 foot front yard setback for all or a portion of Lot 27, Block 16, Rebonto zoned R-1, located on **13605 REBONITO CT NE (J-23) APPROVED**

24. **18ZHE-80083 Project# 1011588**  
LEGACY HOSPITALITY LLC (CONSENSUS PLANNING INC., AGENT) requests a special exception to Section 14-16-2-23(A) and pg 37 (a)(3) North I 25 SDP: a VARIANCE of 4 ft to the maximum 10 ft in length and a VARIANCE of 6 in to the 4 ft maximum height for a proposed monument sign for all or a portion of Lot 1,2,3,30,31,32, Block 28, Tract(s) A, NORTH ALBUQUERQUE ACRES zoned SU-2 HDR, located on **8800 SAN PEDRO DR NE (C-18) APPROVAL WITH CONDITIONS**

25. **18ZHE-80084 Project# 1011589**  
ABDIEL SANCHEZ (REBECCA WHITE, AGENT) requests a special exception to Section 14-16-2-6(B)(14): a CONDITIONAL USE to allow for a 6 foot fence in the front yard setback for all or a portion of Lot 13, Block 7, MESA VILLAGE zoned R-1, located on **8613 MOUNTAIN RD NE (J-20) APPROVAL WITH CONDITIONS**
26. **18ZHE-80085**  
   **Project # 1011590**  
   RON GARCIA (ARCH+PLAN LAND USE CONSULTANTS, AGENT)  
   requests a special exception to Section 14-16-2-5(D): a VARIANCE of 5,151 square feet to the required 10,890 and a VARIANCE of 8.79 feet to the  
   required 75 feet in width for a proposed new lot for all or a portion of Lot 9, ZICKERT ADDN zoned SU-2 LD RA-2, located on **1801 ZICKERT PL NW**  
   (H-12) **APPROVAL WITH CONDITIONS**

27. **18ZHE-80087**  
   **Project # 1011591**  
   GABE ZAMBELLO (GREG SUCHOCKI, AGENT) requests a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 2 ft 9 inches to the  
   required 5 ft separation between accessory structures for all or a portion of Lot 15, Block 107, BEL AIR ADDN zoned R-1, located on **2514 MADEIRA DR NE** (H-18) **APPROVED**

28. **18ZHE-80089**  
   **Project # 1011593**  
   ANNA & MICHAEL DRESKIN 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 24, Block 12, LOMA DEL NORTE ADDN UNIT 4 zoned R-1, located on **7700 SAN FRANCISCO RD NE** (D-19) **APPROVED**