HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

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\n   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)

2. 18ZHE-80066  Project# 1011570\n   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)

OLD BUSINESS:

3. 18ZHE-80045  Project# 1011535\n   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)
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)

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)

**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)

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)

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)

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)

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)

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)

12. **18ZHE-80070** Project # 1011575  
    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)

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)

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)

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)
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)

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)

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)

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)

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)

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 **4094 PALO ALTO AVE SE** (L-17)

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)

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, Rebonito zoned R-1, located on **13605 REBONITO CT NE** (J-23)

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)

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)

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)
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)**

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)**