



HEARING ON SPECIAL EXCEPTIONS  
TO THE COMPREHENSIVE CITY ZONING CODE

**ZONING HEARING EXAMINER'S AGENDA**

TUESDAY, FEBRUARY 18, 2014 9:00 A.M.  
PLAZA DEL SOL HEARING ROOM  
BASEMENT LEVEL  
600 SECOND STREET NW  
(ON THE NORTHEAST CORNER OF 2<sup>ND</sup> STREET AND ROMA NW)

**STAFF**

*Joshua J. Skarsgard, Esq., Zoning Hearing Examiner*  
*Randall Falkner, Planner*  
*Christa Wagner, Administrative Assistant*

\*\*\*\*\*

**For Inquiries Regarding This Agenda, Please Call Christa Wagner at (505) 924-3894.**

\*\*\*\*\*

**PLEASE ADDRESS ALL CORRESPONDENCE TO:**

*Joshua J. Skarsgard, Esq.*  
*Zoning Hearing Examiner*  
*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 Christa Wagner at (505) 924-3894.*

\*\*\*\*\*

**ADOPTION OF ZHE RULES OF PROCEDURE**

<http://www.cabq.gov/planning/boards-and-commissions/zoning-hearing-examiner>

**INTERPRETER REQUIRED:**

- |    |                         |                         |  |
|----|-------------------------|-------------------------|--|
| 1. | <b>*IR* 14ZHE-80012</b> | <b>Project# 1009939</b> | <b>GASPAR ANDRADE</b> requests a special exception to Section PG 45 (I)SOUTH BROADWAY SDP and 14-16-2-6(E)(4)(a): a VARIANCE of 1' to the 5' side yard setback along the northern boundary for a proposed addition for all or a portion of Lot 8, Block 4, SUNSHINE ADDN zoned SU-2 MR, located on <b>1911 HIGH ST SE (L-14)</b> |
| 2. | <b>*IR* 14ZHE-80013</b> | <b>Project# 1009939</b> | <b>GASPAR ANDRADE</b> requests a special exception to Section PG 45 (I)SOUTH BROADWAY SDP and 14-16-2-6(E)(4)(a): a VARIANCE of 1' to the 5' side yard setback along the southern boundary for a proposed addition for all or a portion of Lot 8, Block 4, SUNSHINE ADDN zoned SU-2 MR, located on <b>1911 HIGH ST SE (L-14)</b> |

**OLD BUSINESS:**

- |    |   |                         |  |
|----|---|-------------------------|--|
| 3. | <b>13ZHE-80547</b><br><b>(REMANDED BY CITY COUNCIL)</b> | <b>Project# 1009715</b> | <b>LIZ AND RAY ORTEGA (FOUR SEASONS SUNROOMS, SHERI BARAJAS, AGENT)</b> request(s) a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow a proposed carport in the required front yard setback for all or portion of Lot 9, Block 23, HUNING CASTLE ADDITION zoned R-1, located on <b>1532 SAN PATRICIO AVE SW (K-13)</b> |
|----|---|-------------------------|--|

- 4. **13ZHE-80666**      **Project#**      **SANDRA SEABORN (ROBERT FABER, AGENT)** request(s) a special exception to Section 14-16-2-6(E)(1): a VARIANCE of 8.25' to the 20' front yard set back for a proposed garage addition for all or a portion of Lot 14, Block 17, HUNING CASTLE ADDITION zoned R-1, located on **421 RAYNOLDS AV SW (K-13)**  
**1009859**
  
- 5. **13ZHE-80667**      **Project#**      **SANDRA SEABORN (ROBERT FABER, AGENT)** request(s) a special exception to Section 14-16-2-6(E)(4)(a): a VARIANCE of 2.85' to the 5'-0" side yard set back for a proposed garage addition. for all or a portion of Lot 14, Block 17, HUNING CASTLE ADDITION zoned R-1, located on **421 RAYNOLDS AV SW (K-13)**  
**1009859**
  
- 6. **13ZHE-80702**      **Project#**      **JAY BATTERSHELL (JARROD BATTERSHELL, AGENT)** requests a special exception to Section 14-16-3-19(A)(3)(a): a VARIANCE of 3' to the allowed 3' height for a proposed 6' fence in the 5' setback for all or a portion of Lot A, Block 4, NORTH CARLISLE ADDN zoned C-1, located on **3621 SAN MATEO BLVD NE (G-17)**  
**1009909**
  
- 7. **13ZHE-80693**      **Project#**      **DONALD SEUNTJENS** requests a special exception to Section 14-16-2-6 (B) (1): a CONDITIONAL USE for a proposed accessory living quarters in an R-1 zone for all or a portion of Lot 1, Block 11, VICTORY ADDITION NO. 1 zoned R-1, located on **701 VASSAR DR SE (L-16)**  
**1009899**

**NEW BUSINESS:**

- 8. **13ZHE-80709**      **Project#**      **DAVID MACEWEN** requests a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 10' to the 10' separation between the dwelling and an existing accessory structure for all or a portion of Lot 1D, BOULEVARD ACRES zoned RA-2, located on **3811 RIO GRANDE BLVD NW (F-13)**  
**1009921**
  
- 9. **14ZHE-80003**      **Project#**      **MARGARET SEELEY** requests a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of the 5' to the 10' separation requirement between an accessory living quarters and an accessory building for all or a portion of Lot 7, Block 3, CORONADO BUILDERS INC/ KNOB HEIGHTS ADDN zoned R-3, located on **3512 ANDERSON AVE SE (L-16)**  
**1009931**
  
- 10. **14ZHE-80006**      **Project#**      **BRUCE H. HICKSON** requests a special exception to Section 14-16-2-12(E)(3) and 14-16-2-14(A)(1)(a): a VARIANCE of 10' to the 15' rearyard setback for a proposed addition for all or a portion of Lot 26, VILLAGE GREENS @ TANOAN UNIT 1 zoned R-D, located on **9605 VILLAGE GREEN NE (E-20)**  
**1009933**
  
- 11. **14ZHE-80014**      **Project#**      **FAMILY HOUSING DEV. CORP** requests a special exception to Section PG 92 A.1. DOWNTOWN NEIGHBORHOOD AREA and 14-16-2-6(E)(4)(a): a VARIANCE of 2' to the required 5' setback for a proposed dwelling unit for all or a portion of Lot 4, BELL TRADING POST HOMES zoned SU-2 DNA-SF, located on **209 LAGUNA BLVD NW (J-13)**  
**1009940**

\*\*\*\*\***LUNCH BREAK**\*\*\*\*\*

**HEARING WILL RESUME PROMPTLY**  
**AT 1:30 P.M. WITH ITEM #13**

**IF YOU ARE AGENDA ITEMS 13-24**

**PLEASE COME TO THE HEARING AT 1:30 P.M.**

12. **14ZHE-80016**      **Project#**      **GEORGETTE AND ROBERT GURULE (GARCIA/KRAEMER & ASSOCIATES, AGENT)** requests a special exception to Section LOS DURANES SDP PAGE 86 D1: a VARIANCE of the 3' to the required 10' front yard setback for a proposed garage addition for all or a portion of Lot 25, ZICKERT ADDITION zoned SU-2 LD RA-2, located on **1800 ZICKERT PL NW (H-12)**  
**1009942**
13. **14ZHE-80017**      **Project#**      **GEORGETTE AND ROBERT GURULE (GARCIA/KRAEMER & ASSOCIATES, AGENT)** requests a special exception to Section 14-16-2-5(E): a VARIANCE of 12' to the required 25' rear yard setback for a proposed addition for all or a portion of Lot 25, ZICKERT ADDITION zoned SU-2 LD RA-2, located on **1800 ZICKERT PL NW (H-12)**  
**1009942**
14. **14ZHE-80010**      **Project#**      **WAT LAO PHOXIYARAM & SOUMPHOLPHAKDY (SUSAN T PRICE, AGENT)** requests a special exception to Section 14-16-2-17(B)(7): a CONDITIONAL USE to allow a proposed addition to a dwelling unit in a C-2 zone for all or a portion of Lot 8A, Block 24, MESA VERDE ADDITION zoned C-2, located on **308 WISCONSIN ST NE (K-19)**  
**1009937**
15. **14ZHE-80005**      **Project#**      **DANIEL TRILLO** requests a special exception to Section 14-16-2-17(B)(13): a CONDITIONAL USE to allow outdoor storage and display of merchandise for all or a portion of Lot 13, Block 17, FAIR GROUNDS ADDN zoned C-2, located on **6419 CENTRAL AVE NE (K-18)**  
**1009932**
16. **14ZHE-80009**      **Project#**      **KADAMPA MEDITATION CENTER NEW MEXICO** requests a special exception to Section PG. 96 NOB HILL SPD and 14-16-2-17(B)(3): a CONDITIONAL USE to allow a church (religious org) in an C-2 zone for all or a portion of Lot 38-A-1, Block 41, VALLEY VIEW ADDITION zoned CCR-3, located on **142 MONROE ST NE (K-17)**  
**1009936**
17. **13ZHE-80710**      **Project#**      **FRANK S WELP** requests a special exception to Section 14-16-2-6(14)(a)(2): a CONDITIONAL USE to allow an existing 5' wall in the front yard setback for all or a portion of Lot 14, Block 6, HOLIDAY PARK UNIT 4 zoned R-1, located on **3209 TAHITI ST NE (G-22)**  
**1009922**
18. **13ZHE-80711**      **Project#**      **MIKE AND RUTH WARTELL (STANLEY STEARNS, AGENT)** requests a special exception to Section 14-16-2-6(B)(14)(a)(1): a CONDITIONAL USE to allow an existing 5'-6" wall in the required front yard setback for all or a portion of Lot 5, Block 9, GRANADA HEIGHTS ADDN zoned R-1, located on **312 CARLISLE BLVD SE (K-16)**  
**1009925**
19. **14ZHE-80011**      **Project#**      **GARY D. PHILLIPS (OCEAN WEST, AGENT)** requests a special exception to Section 14-16-2-21(B)(1) and 14-16-2-20(B)(1)(h): a CONDITIONAL USE for operators heavy equipment leasing in the M-2 zone for all or a portion of Lot 6A, BLUE SKY BUSINESS PARK zoned M-2, located on **7800 JACS LANE NE (D-16)**  
**1009938**
20. **14ZHE-80000**      **Project#**      **NATHAN D. ARMIJO (GREG BOULOY, AGENT)** requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for a proposed carport in the front yard setback area for all or a portion of Lot 12, Block 15 SANDIA PLAZA zoned R-1, located on **1013 DELAMAR AVE NW (F-14)**  
**1009929**
21. **14ZHE-80015**      **Project#**      **EDGAR PEREA (GARCIA/KRAEMER & ASSOC. C/O JONATHAN TURNER, AGENT)** requests a special exception to Section 14-16-2-9(A)(1) REF and 14-16-2-6(B)(14)(a)(1): a CONDITIONAL USE to allow a proposed 6' high block wall with wrought iron setback 10' from property line for all or a portion of Lot E, EJ EARL BURNS ADDN zoned R-T, located on **240 VERMONT ST SE (L-19)**  
**1009941**
22. **14ZHE-80002**      **Project#**      **DB BREWERY LLC (DENNIS BONFANTINE, AGENT)** requests a special exception to Section Page 3 of the NOB HILL/HIGHLAND SDP: a CONDITIONAL USE to allow for off-premise sales of beer & wine in a CCR-1 zone for all or a portion of Lot A, Block 41, M & K zoned CCR-1, located on **3222 CENTRAL AVE SE (K-16)**  
**1009930**

23. **14ZHE-80007**      **Project#**      **OLD TOWN PROPERTY LLC (MARK RHODES ESQ, AGENT)** requests a special exception to Section 14-16-2-17(B)(18): a **CONDITIONAL USE** to allow retail sale of alcoholic drinks for off premises consumption within 500 ft of a residential zone for all or a portion of Lot 338 B, MRGCD MAP 35 zoned C-2, located on **1000 RIO GRANDE BLVD NW** (H-13)
- 1009934**