



HEARING ON SPECIAL EXCEPTIONS TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, APRIL 15, 2014 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

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.
Office of Administrative Hearings
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.*

INTERPRETER REQUIRED:

- | | | | |
|----|-------------------------|-------------------------|---|
| 1. | *IR* 14ZHE-80034 | Project# 1009972 | FABIEL MADERA requests a special exception to Section 14-16-2-6(B)(14)(a)2: a CONDITIONAL USE for a proposed 5' 2" wrought iron fence in the front yard setback for all or a portion of Lot S 50' of Lot 7 & N 10' of Lot 8, Block 22, ELDER HOMESTEAD ADDN zoned R-1, located on 1020 GEORGIA ST SE (L-18) |
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OLD BUSINESS:

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| 2. | 13ZHE-80583 | Project# 1009766 | KENNY YOU (ALEX TRUJILLO, AGENT) requests a special exception to Page 46, III., of the South Broadway Sector Development Plan and Section 14-16-2-16(B)(8): a CONDITIONAL USE to allow for outdoor sales of fireworks for all or a portion of Lot 1A, Block 29, EASTERN ADDN zoned SU-2 NCR, located on 1306 BROADWAY BLVD SE (L-14) |
| 3. | 14ZHE-80021 | Project# 1009957 | FOOK C. AND ANA M. LEE (JESSE W. DEUBEL, AGENT) request(s) a special exception to Section 14-16-2-8(B)(1) and 14-16-2-6(B)(1): a CONDITIONAL USE request to allow for a proposed (casita) accessory living quarters on a lot for all or a portion of Lot(s) 7, Block(s) 2, CHAMISA RIDGE UNIT 2 zoned R-LT, located on 9600 BIG SAGE DR NW (B-10) |
| 4. | 14ZHE-80024 | Project# 1009960 | JEREMY MOORE request(s) a special exception to Section 14-16-2-14(D) and 14-16-2-6(B)(1): a CONDITIONAL USE to allow a proposed accessory living quarters for all or a portion of Lot(s) 6, Block(s) 2, PRAIRIE RIDGE UNIT 6 zoned R-D, located on 6325 SUMAC DR NW (E-12) |

5. **13ZHE-80699** **Project# 1009906** **GIL STEWART** requests a special exception to Section 14-16-2-17 (B)(13): a **CONDITIONAL USE** for outside activity for a proposed vending truck for all or a portion of Lot D1 & D2, Tract(s) D1 & D2, **ST ANTHONY'S ORPHANAGE** zoned C2(SC), located on **2001 & 2011 12 ST NW** (H-13)

NEW BUSINESS:

6. **14ZHE-80031** **Project# 1009967** **LYLLYAN MORJON** requests a special exception to PG 5-21 (ZONE INTENT) **EAST GATEWAY SDP** and Section 14-16-2-7(E)(4): a **VARIANCE** of 8' to the 10' separation between mobile homes for all or a portion of Lot A, Block A, **LANDS OF OB VANCLEAVES** zoned SU-2 EG C-2, located on **9000 ZUNI RD SE, SPACE 4** (I-20)
7. **14ZHE-80046** **Project# 1009993** **JOHN LIEBENDORFER** requests a special exception to Section 14-16-2-6(E)(4)(a): a **VARIANCE** of 3' to the required 5' side yard setback for an existing water heater closet for all or a portion of Lot 6, Block 2, **HARWOOD ADDITION NO 1** zoned R-1, located on **4126 6TH ST NW** (G-14)
8. **14ZHE-80035** **Project# 1009979** **STEVE COE DBA COE & PETERSON, LLC ATTN: ARLENE POST (DAC ZONING & LAND USE SERVICES, AGENT)** requests a special exception to Section 14-16-3-19(A)(3)(a): a **VARIANCE** request of 3' to allow a 6' fence at property line in an C-1 zone for all or a portion of Lot 2, Block 10, **VIRGINIA PLACE ADDITION** zoned C-1, located on **1258 ORTIZ DR SE** (L-18)
9. **14ZHE-80053** **Project# 1010000** **SAWMILL COMMUNITY LAND TRUST (WADE PATTERSON EXECUTIVE DIRECTOR/SCLT, AGENT)** requests a special exception to Section SAWMILL WELLS PG. 93 (5.J): a **VARIANCE** of 1' to the 3' height maximum for a proposed fence for all or a portion of Lot 2EIA, **ARBOLERA DE VIDA UNIT 2B** zoned S-MI, located on **1120 MIS ABUELITOS DR NW** (H-13)
10. **14ZHE-80043** **Project# 1009991** **DARREN LEWIS** requests a special exception to Section 14-16-3-19(A)(2)(a)(2): a **VARIANCE** of 1' to the allowed 6' height in the side yard for a proposed 7' high CMU wall for all or a portion of Lot 16, Block A, **SUMMER RAY UNIT 2** zoned R-D 15 DU/A, located on **6400 SUNNY DAY CT NW** (H-10)
11. **14ZHE-80059** **Project# 1010005** **KURT BROWNING - DEL REY INVESTMENTS TSM II (JIM STROZIER, AGENT)** requests a special exception to Section 14-16-3-1(H)(1): a **VARIANCE** of 2' to the 6' minimum sidewalk width for a new development for all or a portion of Tract 1 Bulk Land Plat of Tracts 1-4, **SANTA MONICA** zoned R-2, located on **6400 SAN PEDRO DR NE** (D-18)
12. **14ZHE-80060** **Project# 1010005** **KURT BROWNING - DEL REY INVESTMENTS TSM II (JIM STROZIER, AGENT)** requests a special exception to Section 14-16-2-11(C): a **VARIANCE** of 8.78' to the 26' height maximum for a proposed development for all or a portion of Tract 1 Bulk Land Plat of Tracts 1-4, **SANTA MONICA** zoned R-2, located on **6400 SAN PEDRO DR NE** (D-18)
13. **14ZHE-80036** **Project# 1009980** **FRANK AND EVELYN BARELA (DAC ZONING & LAND USE SERVICES, AGENT)** requests a special exception to Section 14-16-2-6(E)(1): a **VARIANCE** of 8' to the required 20' front yard setback for an existing addition for all or a portion of Lot 12, Block 7, **HUNING CASTLE ADDN** zoned R-1, located on **1617 LOS ALAMOS AVE SW** (J-13)
14. **14ZHE-80040** **Project# 1009989** **LULU SAGE AND JAMES LUDWICK** requests a special exception to pg 92 (DNA)(SDP) and Section 14-16-2-6(E)(3)(b): a **VARIANCE** of 10' to the 10' required side yard setback for a proposed addn for all or a portion of Lot 24a, Block 31, **PEREA ADDN** zoned SU-2 DNA SF, located on **1501 ORCHARD PL NW** (J-13)
15. **14ZHE-80041** **Project# 1009990** **ALBERT SALAS & CHARLITA ISAMMINGER** requests a special exception to Section 14-16-2-6(E)(4)(a): a **VARIANCE** of 2' to the required 5' setback for a proposed addition for all or a portion of Lot 9, Block 58, **UNIVERSITY HEIGHTS** zoned R-1, located on **503 AMHERST DR. SE** (K-16)

16. **14ZHE-80042** **Project#** **ALBERT SALAS & CHARLITA ISAMMINGER** requests a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 2' to the required 5' separation for a proposed addition for all or a portion of Lot 9, Block 58, UNIVERSITY HEIGHTS zoned R-1, located on **503 AMHERST DR. SE** (K-16)
17. **14ZHE-80044** **Project#** **SHARRET ROSE** requests a special exception to Section 14-16-2-6(E)(5)(a): a VARIANCE of 15' to the required 15' rear yard setback required for a proposed addition for all or a portion of Lot 12, Block 20, MONTE VISTA zoned SFHD, located on **315 TULANE PL NE** (K-16)
18. **14ZHE-80045** **Project#** **SHARRET ROSE** requests a special exception to Section 14-16-2-6(E)(4)(a): a VARIANCE of 2' to the required 5' side yard setback required for a proposed addition for all or a portion of Lot 12, Block 20, MONTE VISTA zoned SFHD, located on **315 TULANE PL NE** (K-16)

*******LUNCH BREAK*******

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #19

IF YOU ARE AGENDA ITEMS 19-33

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

19. **14ZHE-80048** **Project#** **RODERICK CAMPBELL & MARY ELLEN BUTLER (BERENT GROTH, AGENT)** requests a special exception to Section 14-16-2-5(E): a VARIANCE of 12' 10" to the required 25' rear yard setback for a proposed addition for all or a portion of Lot 1-P2, CAMPBELL FARM zoned RA-2, located on **3528 CAMPBELL FARM LANE NW** (G-13)
20. **14ZHE-80055** **Project#** **A LEE STRAUGHAN (WILLIAM SANTANA/KEVIN GEORGE AND ASSOC, AGENT)** requests a special exception to Section 14-16-3-10(E)(3)(b): a VARIANCE of 6' to the required 6' side yard landscape buffer for a proposed addition for all or a portion of Lot 29A/Grace Community Church, Block 3, KNAPP HEIGHTS ADDITION zoned SU-1 O-1, located on **4108 ALCAZAR ST NE** (F-19)
21. **14ZHE-80056** **Project#** **A LEE STRAUGHAN (WILLIAM SANTANA/KEVIN GEORGE AND ASSOC, AGENT)** requests a special exception to Section 14-16-3-10(E)(3)(c): a VARIANCE of 6' to the required 6' rear yard landscape buffer for a proposed addition for all or a portion of Lot 29A/Grace Community Church, Block 3, KNAPP HEIGHTS ADDITION zoned SU-1 O-1, located on **4108 ALCAZAR ST NE** (F-19)
22. **14ZHE-80058** **Project#** **SERGIO ROJO** requests a special exception to Section 14-16-2-8(E)(4)(a): a VARIANCE of 9' to the required 15' rear yard setback for a proposed addition for all or a portion of Lot 33, Block J, MOUNTAIN VIEW ESTATES UNIT 2 zoned R-LT, located on **7304 SEVEN FALLS CT SW** (M-10)
23. **14ZHE-80061** **Project#** **IRENE FERTIK (PAJA CONSTRUCTION INC, AGENT)** requests a special exception to Section Sawmill Wells Park PAGE 101 E and 14-16-2-8(E)(5): a VARIANCE of 8' to the required 10' separation between dwellings for a proposed addition for all or a portion of Lot 16, Block 7, JOHN BARON BURG PARK zoned S-R, located on **1004 1/2 21ST ST NW** (H-13)

24.	14ZHE-80062	Project# 1010006	IRENE FERTIK (PAJA CONSTRUCTION INC, AGENT) requests a special exception to Section Sawmill Wells Park PAGE 101 E and 14-16-2-8(E)(5) : a VARIANCE of 5' to the required 10' separation between dwellings for a proposed addition for all or a portion of Lot 16, Block 7, JOHN BARON BURG PARK zoned S-R, located on 1004 1/2 21ST ST NW (H-13)
25.	14ZHE-80047	Project# 1009994	YVETTE ARELLANO requests a special exception to Section 14-16-2-6(B)(7): a CONDITIONAL USE to allow proposed acupuncture and massage therapy practice for all or a portion of Lot 16, Block 13A, PANORAMA HTS ADDN zoned R-1, located on 12409 PRINCESS JEANNE AVE NE (J-22)
26.	14ZHE-80032	Project# 1009968	ROSE HUYNH requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE for a proposed carport in the front yard setback area for all or a portion of Lot 4, Block 43, BEL AIR zoned R-1, located on 2733 MORNINGSIDE DR NE (H-17)
27.	14ZHE-80038	Project# 1009985	TOM DOWNS (DANE JACOBS, AGENT) requests a special exception to Section 14-16-2-6(B)(3):a CONDITIONAL USE to allow an proposed carport in the front yard setback for all or a portion of Lot 5, Block 8, STARDUST SKIES zoned R-1, located on 7200 GLADDEN AVE NE (G-19)
28.	14ZHE-80051	Project# 1009998	BARBARA OGBORN (AUSTIN'S CARPORTS, AGENT) requests a special exception to Page 29 of the East Atrisco SDP and Section 14-16-2-6(B)(3): a CONDITIONAL USE for a proposed carport in the front yard setback for all or a portion of Lot 19, ROSEWOOD 2 zoned R-D, located on 1320 MESA WOOD PL NW (J-10)
29.	14ZHE-80037	Project# 1009981	VANESSA & AARON KING requests a special exception to Section 14-16-2-11(B)(1) and 14-16-2-6(B)(12): a CONDITIONAL USE for a proposed shade structure in the rear yard setback area for all or a portion of Lot 18, Block 4, THE MESA AT ANDERSON HILLS UNIT 2 zoned R-2, located on 3231 MATA ORTIZ DR SW (P-9)
30.	14ZHE-80050	Project# 1009997	GUSTAVO GOMEZ requests a special exception to Section 14-16-2-14(E)(1) and 14-16-2-6(B)(12) : a CONDITIONAL USE for a proposed shade structure in the rear yard setback area for all or a portion of Lot 43, CIELO OESTE zoned R-D, located on 2040 CIELO OESTE PL NW (H-9)
31.	14ZHE-80057	Project# 1010003	KEVIN SANTISTEVAN requests a special exception to Section 14-16-2-6(B)(14)(a)(1): a CONDITIONAL USE for a proposed 5' 6" wall to exceed the 3' allowed in the R-1 zone in the front yard for all or a portion of Lot 4, Block 2, SUNRISE CALL ADDN UNIT 2 zoned R-1, located on 817 GIRARD BLVD NE (J-16)
32.	14ZHE-80033	Project# 1009970	SONNY PADILLA requests a special exception to Section SOUTH BROADWAY PAGE 45 A.1 and 14-16-2-11(A)(1) & 14-16-2-9(A)(1)(d): a CONDITIONAL USE for a proposed second dwelling for all or a portion of Lot 3, Block 1, GARCIA ADDN UNIT 3 zoned SU-2 MR, located on 1808 WILLIAM ST SE (L-14)
33.	14ZHE-80049	Project# 1009996	JOTHAM MICHNOVICZ requests a special exception to Section Page 3, Section 1.B of Council Bill No. R-12-29 in the Nob Hill Highland SDP: a CONDITIONAL USE to allow a proposed off premise sales of beer for all or a portion of Lot C-1, PARKLAND HILLS zoned CCR-1, located on 106 GIRARD BLVD SE (K-16)
34.	14ZHE-80054	Project# 1010001	JUAN TABO PLAZA 591, LLC (MICHELLE HENRIE, AGENT) requests a special exception to Section 14-16-2-17(B)(18): a CONDITIONAL USE for proposed package liquor sales for a proposed grocery store within 500' of a residential neighborhood for all or a portion of Tracts B1A & B2A, TARA zoned C-2, located on 11018 & 11020 MONTGOMERY BLVD NE (G-21)