



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, OCTOBER 21, 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.*

OLD BUSINESS:

- | | | | |
|----|--------------------|-----------------------------|---|
| 1. | 14ZHE-80112 | Project#
1010076 | ERIC C. JOHNSON requests a special exception to Pg 46, South Broadway SDP and 14-16-2-17(A)(13)(b): a CONDITIONAL USE for a proposed retail outlet for small motorbikes for all or a portion of Lot 6A, Block 38, EASTERN ADDN REPLAT OF LOTS 7, 8 & 9 zoned SU-2 NCR, located on 406 AVENIDA CESAR CHAVEZ SE (L-14) |
| 2. | 14ZHE-80149 | Project#
1010118 | STEPHEN SALETTA requests a special exception to Section 14-16-2-20(B)(5): a CONDITIONAL USE to allow a proposed coffee kiosk with drive up window for all or a portion of Lot RA-1, MENAUL DEVELOPEMENT AREA zoned M-1, located on 2007 CANDELARIA RD NE (H-15) |
| 3. | 14ZHE-80202 | Project#
1010201 | KETAN PATEL (JAMIL MAHBOUH, AGENT) requests a special exception to Pg 60 DOWNTOWN 2025 SDP and Section 14-16-2-24(A): a VARIANCE of 75% required transparency for window display for signage for all or a portion of Lot 20, Block 10, ORIGINAL TOWNSITE OF ABQ zoned SU-3 ARTS & ENTERTAINMENT FOCUS, located on 317 CENTRAL AV NW (K-14) |
| 4. | 14ZHE-80194 | Project#
1010195 | JONATHAN MCCORMICK requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 2' for the required 6' wall height on the public side (side & rear) for a total of 8' for all or a portion of Lot 15A-P2, VILLA LAS MANANITAS zoned R-1, located on 2200 WILDER LN NW (H-13) |

5. **14ZHE-80186** **Project# 1010175** **MARK O LEE** requests a special exception to Section 14-16-2-6(E)(1): a VARIANCE of 20' to the required 20' front yard setback for a proposed structure for all or a portion of Lot 39A, Block 90, SNOW HEIGHTS ADDN zoned R-1, located on **11209 ELVIN AVE NE** (H21)
6. **14ZHE-80198** **Project# 1010199** **MARIA ELENA MAESTAS** requests a special exception to Section 14-16-2-6(E)(5)(a): a VARIANCE request of 10' to the required 15' rear yard setback to allow a proposed new construction for all or a portion of Lot 38-P1, CANDELARIA VILLAGE zoned R-1, located on **1459 VALLE LA NW** (G-13)
7. **14ZHE-80199** **Project# 1010199** **MARIA ELENA MAESTAS** requests a special exception to Section 14-16-2-6(D)(2)(a)(2): a VARIANCE request of 8' to the required 50' width to allow a proposed lot for all or a portion of Lot 38-P1, CANDELARIA VILLAGE zoned R-1, located on **1459 VALLE LA NW** (G-13)
8. **14ZHE-80188** **Project# 1010184** **ALAN SONNTAG** requests a special exception to Section 14-16-3-19(A)(2)(b): a CONDITIONAL USE to allow an existing 6' fence at property line of rear yard which is contiguous to a front yard for all or a portion of Lot 28, Block 7, PANORAMA ESTATES UNIT 1 zoned R-1, located on **2008 ELAINE PL NE** (H22)

NEW BUSINESS:

9. **14ZHE-80203** **Project# 1010202** **FORREST EVANS** requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE request of 3' to the 3' maximum height allowed for an existing fence in the required front yard setback area for all or a portion of Lot 5A, SIERRA VISTA ADDN zoned R-1, located on **2825 SIERRA VISTA ST SW** (H-13)
10. **14ZHE-80204** **Project# 1010203** **GERRI ROMERO (ALEX LUJAN, AGENT)** requests a special exception to Pg 87 GENERAL REGS 3.g of the Sawmill Wells Park SDP: a VARIANCE of 14' to the required 25' street facing property line for a proposed garage addn for all or a portion of Lots 11-12, Block 6, ALBRIGHT & MOORE ADDN zoned S-R, located on **1302 6TH ST NW** (J-14)
11. **14ZHE-80208** **Project# 1010207** **RICHARD J. WILLIAMS (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow a proposed carport in the front yard setback area for all or a portion of Lot 12, Block 4, GRANDVIEW HEIGHTS zoned R-1, located on **1205 NAKOMIS DR NE** (J-22)
12. **14ZHE-80209** **Project# 1010212** **MARY VIGIL (SANDIA SUNROOMS, 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 19, FIELD ADDN zoned R-1, located on **500 62ND ST SW** (K-11)
13. **14ZHE-80210** **Project# 1010212** **MARY VIGIL (SANDIA SUNROOMS, AGENT)** requests a special exception to Section 14-16-2-6(E)(4)(a): a VARIANCE of 4' to the 5' side yard setback for a proposed carport for all or a portion of Lot 19, FIELD ADDN zoned R-1, located on **500 62ND ST SW** (K-11)
14. **14ZHE-80211** **Project# 1010213** **SAMUEL HAWKINS** requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 3' to allow an existing 6' fence in the front yard setback area for all or a portion of Lot 15, Block F, SAN GABRIEL VILLAGE UNIT 2 zoned R-1, located on **10412 CIELITO LINDO NE** (G-21)

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #15

IF YOU ARE AGENDA ITEMS 15-27

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

15. **14ZHE-80212** **Project#** **JEFF VANDENBURG** requests a special exception to Section 14-16-2-8(B)(1) and 14-16-2-6(B)(12): a **CONDITIONAL USE** to allow a covered patio structure in the required rear yard setback area for all or a portion of Lot 17-P-1, Block 9, **HIGHLANDS AT ANDERSON HILLS** zoned R-LT, located on **10020 RIO CANON AVE SW** (P-9)
16. **14ZHE-80213** **Project#** **DAVID E CHAVEZ** requests a special exception to Section 14-16-3-19(A)(2)(a): a **VARIANCE** request of 2' to allow a proposed 8' rear yard wall facing a public right of way for all or a portion of Lot 3, Block 1, **UNSER CLIFFS** zoned R-1, located on **6609 RIM ROCK CIR NW** (D-10)
17. **14ZHE-80214** **Project#** **JOEY OR SILVIA VELASQUEZ** requests a special exception to Section 14-16-3-19(A)(2)(a): a **VARIANCE** of 3' to allow a 6' wrought iron fence in the required front yard setback for all or a portion of Lot M, Block 1, **OSAGE ADDN NO. 4** zoned R-1, located on **147 LA MEDIA RD SW** (K-12)
18. **14ZHE-80215** **Project#** **JOEY OR SILVIA VELASQUEZ** requests a special exception to Section 14-16-3-19(A)(2)(b): a **CONDITIONAL USE** to allow an existing 6' wall in the side yard which is contiguous to a front yard for all or a portion of Lot M, Block 1, **OSAGE ADDN NO. 4** zoned R-1, located on **147 LA MEDIA RD SW** (K-12)
19. **14ZHE-80217** **Project#** **BEN AND AMY STURGE** requests a special exception to Pg 31 (B)(2) of Huning Highland SDP: a **CONDITIONAL USE** to allow RT uses for a proposed lot split for all or a portion of Lot 12, Block 42, **HUNING HIGHLAND ADDN** zoned SU-2 MR, located on **222 HIGH STREET SE** (K-14)
20. **14ZHE-80218** **Project#** **BEN AND AMY STURGE** requests a special exception to Pg 31 (B)(2) of Huning Highland SDP and Section 14-16-2-9(D)(3): a **VARIANCE** of 460' to the minimum 3600 sq ft lot area for the proposed address of 715 Silver SE for all or a portion of Lot 12, Block 42, **HUNING HIGHLAND ADDN** zoned SU-2 MR, located on **222 HIGH STREET SE** (K-14)
21. **14ZHE-80219** **Project#** **BEN AND AMY STURGE** requests a special exception to Pg 31 (B)(2) of Huning Highland SDP and Section 14-16-2-9(E)(4)(a): a **VARIANCE** of 1.5' to the required minimum 15' rear yard setback for 222 High Street SE for all or a portion of Lot 12, Block 42, **HUNING HIGHLAND ADDN** zoned SU-2 MR, located on **222 HIGH STREET SE** (K-14)
22. **14ZHE-80220** **Project#** **BEN AND AMY STURGE** requests a special exception to Pg 31 (B)(2) of Huning Highland SDP and Section 14-16-2-9(E)(4)(a): a **VARIANCE** of 3'10" to the required minimum 15' rear yard setback for the proposed address of 715 Silver SE for all or a portion of Lot 12, Block 42, **HUNING HIGHLAND ADDN** zoned SU-2 MR, located on **222 HIGH STREET SE** (K-14)
23. **14ZHE-80221** **Project#** **EDIK MANUKYAN** requests a special exception to Section 14-16-2-6(B)(14)(a)(2): a **CONDITIONAL USE** for a proposed 4' wall with gates in the required front setback for all or a portion of Lot 3, Block 11, **BEL-AIR** zoned R-1, located on **2437 PALOMAS DR NE** (H-18)

24. **14ZHE-80222** **Project#** **WESTERN ALBUQUERQUE LAND HOLDINGS LLC (TIERRA WEST LLC, AGENT)** requests a special exception to Section 14-16-2-16(B)(19): a **CONDITIONAL USE** to allow retail sales of gasoline with 6 two-sided fueling dispenser units for all or a portion of Lot 1A1, EL RANCHO ATRISCO PHASE 3 zoned SU-1 PLANNED OFFICE PARK AND COMMERCIAL DEVELOPMENT, located on **1820 UNSER BLVD NW** (H-09)
25. **14ZHE-80223** **Project#** **WESTERN ALBUQUERQUE LAND HOLDINGS LLC (TIERRA WEST LLC, AGENT)** requests a special exception to Section 14-16-2-16(B)(19): a **CONDITIONAL USE** to allow for drive-up service window for a pharmacy for all or a portion of Lot 1A1, EL RANCHO ATRISCO PHASE 3 zoned SU-1 PLANNED OFFICE PARK AND COMMERCIAL DEVELOPMENT, located on **1820 UNSER BLVD NW** (H-09)
26. **14ZHE-80224** **Project#** **JULIEN ORBENSEN - DUSTIN ORBENSEN (KYLE JOHNSON, AGENT)** requests a special exception to Pg 85 of the Los Duranes SDP and Section 14-16-2-5(A)(1) & 14-16-2-4(A)(2): a **VARIANCE** request of 1/2 acre to the lot size requirement of 1 acre to allow commercial agricultural activity for all or a portion of Lot 1, DURAN zoned SU-2 for LD RA-2, located on **2900 DAMACIO RD NW** (H12)
27. **14ZHE-80225** **Project#** **JNANIDEVA SHANMUGA (KRAMER WOODARD, AGENT)** requests a special exception to Section 14-16-2-6(E)(5)(a): a **VARIANCE** of 7' to the required 15' rear yard setback for proposed studio addition for all or a portion of Lot 14, Block 7, MONTEREY HILLS ADDN zoned R-1, located on **3224 MONTEREY AVE SE** (L-16)