



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE
ZONING HEARING EXAMINER'S ACTION SHEET

TUESDAY, JUNE 21, 2011 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

Roberto Albertorio, Esq., Zoning Hearing Examiner
Andrew Garcia, Ombudsman
Lucinda Montoya, Administrative Assistant

For Inquiries Regarding This Agenda, Please Call Lucinda Montoya at (505) 924-3918.

PLEASE ADDRESS ALL CORRESPONDENCE TO:

Roberto Albertorio, 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 Lucinda Montoya at (505) 924-3918.*

INTERPRETER REQUIRED:

- | | | | |
|----|------------------|------------------|---|
| 1. | *IR* 11ZHE-80103 | Project# 1008784 | JAIME & JESSICA MUNOZ request(s) a special exception to Section 14-16-2-19(A)(15) and Pg 46 IV(2) of the South Broadway Sector Development Plan, 14-16-2-20(A)(2): a CONDITIONAL USE to allow an existing on-premise watchman's quarters on all or a portion of Lot(s) B, GURULE - T A zoned SU-2 HC, located at 2220 JOHN ST SE (L-14) |
| | | | DEFERRED TO 8/16/11 |

OLD BUSINESS:

- | | | | |
|----|-------------|------------------|---|
| 2. | 10ZHE-80372 | Project# 1008581 | URBAN SOLUTIONS (LEE GAMELSKY, AGENT) request(s) a special exception to Section (1) Pg. 16 HDA Downtown Neighborhood Sector Plan: a VARIANCE of 1 parking space to the 2 parking space requirement for a proposed townhouse on future Lot B on all or a portion of Lot(s) B1A, Block(s) 7, ARMIJO-PERFECTO MARIANO AND JESUS ADDN zoned SU-2 HDA, located at 510 8TH ST NW (J-14) |
| | | | WITHDRAWN |

10. **11ZHE-80126** **Project# 1008721** **TIM & RAMONA JARVIS (HABITATION INC., AGENT)** request(s) a special exception to Section 14-16-2-6(B)(1): a VARIANCE of 5' to the 10' distance separation requirement between existing living quarters and an existing accessory structure on all or a portion of Lot(s) 30, Block(s) 2B, COUNTRY CLUB ADDN zoned R-1, located at **1310 MARQUETTE PL NE (K-15)**
DEFERRED TO 7/19/11
11. **11ZHE-80127** **Project# 1008721** **TIM & RAMONA JARVIS (HABITATION INC., AGENT)** request(s) a special exception to Section 14-16-2-6(B)(1): a VARIANCE of 5.3' to the 10' distance separation requirement between existing living quarters and an existing accessory structure on all or a portion of Lot(s) 30, Block(s) 2B, COUNTRY CLUB ADDN zoned R-1, located at **1310 MARQUETTE PL NE (K-15)**
DEFERRED TO 7/19/11
12. **11ZHE-80128** **Project# 1008721** **TIM & RAMONA JARVIS (HABITATION INC., AGENT)** request(s) a special exception to Section 14-16-2-6(B)(1): a VARIANCE of 6" to the 10' distance separation requirement between existing living quarters and an existing dwelling unit on all or a portion of Lot(s) 30, Block(s) 2B, COUNTRY CLUB ADDN zoned R-1, located at **1310 MARQUETTE PL NE (K-15)**
DEFERRED TO 7/19/11
13. **11ZHE-80111** **Project# 1008803** **118 WELLESLEY LLC (MARTIN GRUMMER, AGENT)** request(s) a special exception to Section Pg. 90 Paragraph D of the Nob Hill Highland SDP: a VARIANCE of 26% to the 40% minimum required window glazing for a proposed addition on all or a portion of Lot(s) 5, Block(s) 48, UNIVERSITY HEIGHTS zoned CCR-1, located at **118 WELLESLEY DR SE (K-16)**
APPROVED
14. **11ZHE-80112** **Project# 1008803** **118 WELLESLEY LLC (MARTIN GRUMMER, AGENT)** request(s) a special exception to Section Pg. 90 Paragraph D of the Nob Hill Highland SDP: a VARIANCE of 4" to the 30" maximum required window sill height for a proposed addition on all or a portion of Lot(s) 5, Block(s) 48, UNIVERSITY HEIGHTS zoned CCR-1, located at **118 WELLESLEY DR SE (K-16)**
APPROVED
15. **11ZHE-80113** **Project# 1008803** **118 WELLESLEY LLC (MARTIN GRUMMER, AGENT)** request(s) a special exception to Section Pg. 90 Paragraph M of the Nob Hill Highland SDP: a VARIANCE to the requirement for a low wall or hedge at the front property line on all or a portion of Lot(s) 5, Block(s) 48, UNIVERSITY HEIGHTS zoned CCR-1, located at **118 WELLESLEY DR SE (K-16)**
APPROVED
16. **11ZHE-80115** **Project# 1008807** **BRUCKNER TRUCK SALES, INC. DBA TKW PROPERTIES, LLC (DAC ENT., AGENT)** request(s) a special exception to Section 14-16-3-10(A): a VARIANCE of 80% of the total required 15% landscaping requirement on all or a portion of Lot(s) TR INS1/2 NE SEC 35 T11N R3E, UNPLATTED/FRUEHAUF CORP zoned M-1, located at **5010 JEFFERSON ST NE (F-17)**
APPROVED WITH CONDITIONS
17. **11ZHE-80134** **Project# 1008823** **FPA FOOTHILLS, LLC (TIERRA WEST, LLC, AGENT)** request(s) a special exception to Section 14-16-3-10(E)(1): a VARIANCE of 19297 sq ft to the 15% required net lot landscaped area for a proposed addition on all or a portion of Lot(s) 88, Block(s) 88, SNOW HEIGHTS ADDN zoned C-2 (SC), located at **11101 MENAUL BLVD NE (H-21)**
APPROVED

18. 11ZHE-80135 **Project#** 1008823 **FPA FOOTHILLS, LLC (TIERRA WEST, LLC, AGENT)** request(s) a special exception to Section 14-16-3-10(E)(3)(C): a VARIANCE of 6' to the 6' rear yard landscape area buffer requirement for a proposed addition on all or a portion of Lot(s) 88, Block(s) 88, SNOW HEIGHTS ADDN zoned C-2 (SC), located at 11101 MENAUL BLVD NE (H-21)
APPROVED
19. 11ZHE-80136 **Project#** 1008823 **FPA FOOTHILLS, LLC (TIERRA WEST, LLC, AGENT)** request(s) a special exception to Section 14-16-3-10(G)(1): a VARIANCE of 22 trees to the 36 tree requirement to the off-street parking landscaping area on all or a portion of Lot(s) 88, Block(s) 88, SNOW HEIGHTS ADDN zoned C-2 (SC), located at 11101 MENAUL BLVD NE (H-21)
APPROVED
20. 11ZHE-80122 **Project#** 1008814 **MARIA ELENA MAESTAS** request(s) a special exception to Section 14-16-2-6(D)(2): a VARIANCE of 8' to the 50' minimum lot width requirement to allow a proposed lot on all or a portion of Lot(s) 38, CANDELARIA VILLAGE zoned R-1, located at 1459 VALLE LANE NW (G-15)
DEFERRED TO 7/19/11

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #21

IF YOU ARE AGENDA ITEMS #21 - #44

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

21. 11ZHE-80119 **Project#** 1008811 **NANCY WILEY** request(s) a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 6' 6" to the 10' distance separation requirement between an existing dwelling and an existing accessory structure on all or a portion of Lot(s) 9, Block(s) 3, ACADEMY PL UNIT 7 zoned R-T, located at 5336 THOMAS PL NE (F-21)
DENIED
22. 11ZHE-80120 **Project#** 1008811 **NANCY WILEY** request(s) a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 9' to the 10' distance separation requirement between an existing dwelling and an existing accessory structure on all or a portion of Lot(s) 9, Block(s) 3, ACADEMY PL UNIT 7 zoned R-T, located at 5336 THOMAS PL NE (F-21)
DENIED
23. 11ZHE-80108 **Project#** 1008796 **ENRIQUE MARTINEZ (EDGAR LOZOYA, AGENT)** request(s) a special exception to Section 14-16-2-14(C) and 14-16-2-9(E)(4)(a): a VARIANCE of 12' to the 15' rear yard setback area requirement for a proposed addition on all or a portion of Lot(s) 5A, POINTE WEST zoned R-D, located at 400 CARFAX SW (L-9)
APPROVED
24. 11ZHE-80129 **Project#** 1008818 **MICHAEL SPARKS** request(s) a special exception to Section 14-16-2-6(E)(4)(a): a VARIANCE of 2' to the 5' side yard setback area requirement for a proposed addition on all or a portion of Lot(s) 3, ACADEMY HILLS zoned R-1, located at 5909 CONCORDIA RD NE (E-20)
DENIED

25. **11ZHE-80131** **Project# 1008820** **PETER D. MARTINEZ** request(s) a special exception to Section 14-16-2-9(E)(3)(a) and Ref. 14-16-2-14(B): a VARIANCE of 5' to the 10' side yard setback area requirement to allow an existing addition on all or a portion of Lot(s) 83, Block(s) 6, KATHERINE NICHOLE ADDN zoned R-3, located at **6920 ARMAND CT NW (G-10)**
APPROVED
26. **11ZHE-80110** **Project# 1008802** **LORRI A. DOW DOSS** request(s) a special exception to Section 14-16-4-13: a STATUS ESTABLISHED BUILDING REVIEW to allow two existing dwelling units on all or a portion of Lot(s) 40, Block(s) 12, SANDIA PLAZA zoned R-1 OR SU-2 NFID, located at **616 DELAMAR AVE NW (F-14)**
APPROVED W/CONDITIONS
27. **11ZHE-80124** **Project# 1008816** **JONATHAN R. KAPLAN & JOYCE WILKERSON (MARGARET LUDEWIG, AGENT)** request(s) a special exception to Section 14-16-4-13: a STATUS ESTABLISHED BUILDING REVIEW to allow two existing dwelling units on one lot on all or a portion of Lot(s) 5, Block(s) 12, HUNING CASTLE ADDN zoned R-1, located at **1606 LOS ALAMOS AVE SW (J-13)**
APPROVED W/CONDITIONS
28. **11ZHE-80137** **Project# 1008824** **MATT JENSEN** request(s) a special exception to Section 14-16-4-13: a STATUS ESTABLISHED BUILDING REVIEW to allow an existing duplex in an R-1 zone on all or a portion of Lot(s) 2, Block(s) 17, VICTORY ADDN NO 2 zoned R-1, located at **1305 PRINCETON DR SE (L-16)**
APPROVED W/CONDITIONS
29. **11ZHE-80106** **Project# 1008794** **TNT FIREWORKS (KEVIN MULLANEY, AGENT)** request(s) a special exception to Section 14-16-2-16(B)(6): a CONDITIONAL USE to allow proposed sales of fireworks from 6/22/11 through 7/4/11 on all or a portion of Lot(s) X1, BRENTWOOD HILLS zoned C-1, located at **11500 MENAUL BLVD NE (H-22)**
DENIED
30. **11ZHE-80107** **Project# 1008795** **TNT FIREWORKS (KEVIN MULLANEY, AGENT)** request(s) a special exception to Section Pg. 74 Paragraph 1 and 14-16-2-16(B)(6): a CONDITIONAL USE to allow proposed sales of fireworks from 6/22/11 through 7/4/11 on all or a portion of Lot(s) 28A, Block(s) 21, NORTH ALBUQUERQUE ACRES TRACT A UNIT A zoned SU-2 MIXED USE, located at **8000 PASEO DEL NORTE NE (D-19)**
DENIED
31. **11ZHE-80121** **Project# 1008812** **KINDER FRIEDMAN (ROBERT RAYNER, AGENT)** request(s) a special exception to Section 14-16-2-18(B)(1) and 14-16-2-17(B)(3): a CONDITIONAL USE to allow a proposed church in a C-3 (SC) zone on all or a portion of Lot(s) J, Tract(s) J, BANKERS UNION LIFE zoned C-3, located at **4700 SAN MATEO BLVD NE (F-18)**
APPROVED W/CONDITIONS
32. **11ZHE-80130** **Project# 1008819** **ARTHUR HAYMAN (WILLIAM KRAEMER, AGENT)** request(s) a special exception to Pg. 31 & 32, Section B, 5 of the Huning Highland SDP: a CONDITIONAL USE to allow a proposed parking lot on all or a portion of Lot(s) 5, Block(s) 9, HUNING HIGHLAND zoned SU-2 MR, located at **119 ARNO ST SE (K-14)**
DEFERRED TO 9/20/11
33. **11ZHE-80138** **Project# 1008825** **TAFAZZUL HUSSAIN (JOSHUA SKARSGARD, AGENT)** request(s) a special exception to Section 14-16-2-16(B)(5): a CONDITIONAL USE to allow a proposed drive-thru service window on all or a portion of Lot(s) B GIBSON AND MILES AREA, WOODWARD HUGH B zoned C-1, located at **1400 GIBSON BLVD SE (L-15)**
DECISION PENDING LETTERS FROM NEIGHBORHOOD ASSOCIATIONS

34. **11ZHE-80116** **Project# 1008808** **GARCIA'S KITCHEN** request(s) a special exception to Section 14-16-2-17(B)(20): a **CONDITIONAL USE** to allow an existing tent to be up for longer than 14 days on all or a portion of Lot(s) A3A1, Block(s) 20, **BELLHAVEN ADDN** zoned C-2, located at **8518 INDIAN SCHOOL RD NE (J-20)**
DEFERRED TO 7/19/11
35. **11ZHE-80117** **Project# 1008809** **ANN GATELEY (CHARLES JAEGER, AGENT)** request(s) a special exception to Section Pg. 15 SF of the Downtown Neighborhoods SDP and 14-16-2-6(B)(1): a **CONDITIONAL USE** to allow a proposed accessory living quarters on all or a portion of Lot(s) 9 & 10, Block(s) 8, **PEREA ADDN** zoned SU-2 SF, located at **519 11TH ST NW (J-13)**
DEFERRED TO 7/19/11
36. **11ZHE-80125** **Project# 1008817** **EVA REYES** request(s) a special exception to Section 14-16-2-6(B)(1): a **CONDITIONAL USE** to allow an existing accessory living quarters on all or a portion of Lot(s) 10, **CAMPBELL ADDN NO 1** zoned R-1, located at **138 MESCALERO RD NW (G-15)**
DEFERRED TO 7/19/11
37. **11ZHE-80123** **Project# 1008815** **TIM & PAT NICHOLS (W. ANTHONY WEGRZYNEK, AGENT)** request(s) 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 on all or a portion of Lot(s) 16, Block(s) 10, **LA HACIENDA ADDN** zoned R-1, located at **731 MORNINGSIDE DR NE (J-17)**
APPROVED W/CONDITIONS
38. **11ZHE-80118** **Project# 1008810** **CLAIRE M. FORTE** request(s) a special exception to Section 14-16-2-9(B) and 14-16-2-6(B)(12): a **CONDITIONAL USE** to allow a proposed shade structure in the rear yard setback area on all or a portion of Lot(s) 25, **HOLIDAY BREEZE** zoned R-T, located at **4536 HOLIDAY BREEZE PL NE (F-22)**
APPROVED
39. **11ZHE-80132** **Project# 1008821** **TERRI SANDLIN** request(s) a special exception to Section 14-16-2-6(14)(a)(2) and Ref. 14-16-2-14(D): a **CONDITIONAL USE** to allow a wall over 3' in height in the front yard setback area for a proposed 5' high wall on all or a portion of Lot(s) 5, Block(s) 15, **TIERRA LA CUEVA UNIT 2** zoned R-D, located at **8701 TIERRA ALEGRE DR NE (C-19)**
APPROVED W/CONDITIONS
40. **11ZHE-80100** **Project# 1008773** **ELIZABETH TERAN** request(s) a special exception to Section 14-16-2-6(B)(14)(a)(2): a **CONDITIONAL USE** to allow a wall over 3' in height in the front yard setback area for a proposed 5' high wall on all or a portion of Lot(s) 205, **GLENDALE GARDENS ADDN NO 2** zoned R-1, located at **5116 GLENDALE RD NW (K-11)**
APPROVED W/CONDITIONS
41. **11ZHE-80101** **Project# 1008773** **ELIZABETH TERAN** request(s) a special exception to Section 14-16-2-6(B)(14)(a)(3): a **CONDITIONAL USE** to allow a wall over 3' in height, where the rear yard abuts the front yard, for a proposed 6' high wall on all or a portion of Lot(s) 205, **GLENDALE GARDENS ADDN NO 2** zoned R-1, located at **5116 GLENDALE RD NW (K-11)**
APPROVED W/CONDITIONS
42. **11ZHE-80133** **Project# 1008822** **RICHARD BOWDITCH** request(s) a special exception to Section 14-16-3-3(A)(4)(a): a **CONDITIONAL USE** to allow a fence over 3' in height in the front yard setback area for an existing 5' high fence on all or a portion of Lot(s) 4, Block(s) 3, **CORONADO BUILDERS INC/KNOB HEIGHTS ADDN** zoned R-3, located at **3524 & 3526 ANDERSON AVE SE (L-16)**
APPROVED W/CONDITIONS

43. **11ZHE-80105** **Project#** **EVERARDO ITURRALDE** request(s) a special exception to Section 14-16-2-6(B)(14)(a)(1): a **CONDITIONAL USE** to allow a wall over 3' in height in the front yard setback area for an existing 5' high wall on all or a portion of Lot(s) 2, Block(s) J, BUENA VENTURA zoned R-1, located at **205 CONCHAS ST NE (K-20)**
1008791
- APPROVED W/CONDITIONS**
44. **11ZHE-80109** **Project#** **MARIO BLANCO** request(s) a special exception to Section 14-16-2-14(B)(14)(a)(1): a **CONDITIONAL USE** to allow a wall over 3' in height in the front yard setback area for an existing 5' high wall on all or a portion of Lot(s) 37, Block(s) 36, MESA VERDE ADDN zoned R-1, located at **523 UTAH ST NE (K-19)**
1008801
- DEFERRED TO 7/19/11**