

HEARING ON SPECIAL EXCEPTIONS TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S ACTION SHEET

TUESDAY, FEBRUARY 16, 2010 9:00 A.M.
PLAZA DEL SOL HEARING ROOM
600 SECOND STREET NW
(ON THE NORTHEAST CORNER OF 2ND STREET AND ROMA NW)

STAFF

Roberto Albertorio, Esq., Zoning Hearing Examiner Tom Rojas, Deputy Zoning Hearing Examiner Lucinda Montoya, Administrative Assistant

SERGIO PARRA request(s) a special exception to Section 14-16-2-

9(E)(4)(A) and 14-16-2-9(E)(4)(a): a VARIANCE of 14' to the 15' rear yard

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:

Project# 1008123

IR 09ZHE-

80446

			4, Block(s) 3, TAPIA MEADOWS zoned R-T, located at 1057 RIGEL ST SW (L-12)
			DENIED
2.	*IR* 10ZHE- 80005	Project# 1008143	DENISE HIPP request(s) a special exception to Section 14-16-2-16(B)(11): a CONDITIONAL USE to allow for existing outdoor activity (tire repair and installation) in a C-1 zone on all or a portion of Lot(s) 23, Block(s) 16, ALTAMONT ADDN zoned C-1, located at 5200 COMANCHE RD NE (G-17)
			DENIED
3.	*IR* 10ZHE- 80000	Project# 1008132	NATIVIDAD DE LA MORA request(s) a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for an existing carport in the front yard setback area on all or a portion of Lot(s) 8, Block(s) E, SUNRISE ESTATES UNIT 1 zoned R-D, located at 8216 PERIDOT AVE SW (M-10)
			DEFERRED TO 3/16/10

4.	*IR* 09ZHE-	Project#	ROGELIO SALEIDO LOZOYA request(s) a special exception to Section 14-
	80449	1008127	16-2-6(B)(3): a CONDITIONAL USE to allow for an existing carport in the front and side yard setback areas on all or a portion of Lot(s) B, Block(s) B, YUCCA ADDN UNIT 1 zoned R-1, located at 119 64TH ST SW (K-11)
			APPROVED
5.	10ZHE-80011	Project# 1008150	REFUGIO ALMARAZ request(s) a special exception to Section 14-16-2-6(B): a CONDITIONAL USE to allow for an existing carport in the front yard setback area on all or a portion of Lot(s) A, YUCCA ADDN UNIT 1 zoned R-1, located at 115 64TH ST SW (K-11)
			APPROVED
OLD	BUSINESS:		
6.	09ZHE-80238	Project# 1007896	MARY CORRINE ANAYA request(s) a special exception to Section 14-16-2-6(B)(1): a CONDITIONAL USE to allow for an existing accessory living quarters in the rear yard setback area on all or a portion of Lot(s) 5, Block(s) 7, STRONGHURST ADDN zoned R-1, located at 3012 FRANCISCAN ST NE (G-15)
			DENIED
7.	09ZHE-80384	Project# 1008061	MIKE & CHERYL MCLEAN (DAC ENT., AGENT) request(s) a special exception to Section 14-16-3-9(A)(1)(a): a VARIANCE of 10' to the 8' wall height allowance to allow for an existing 18' high wall in the rear yard setback area on all or a portion of Lot(s) 89B3, MRGCD MAP 35 zoned R-1, located at 2215 INDIAN SCHOOL RD NW (H-13)
			WITHDRAWN
8.	09ZHE-80370	Project# 1008039	MANUEL SAMORA (CONRAD SKINNER, AGENT) request(s) a special exception to Section 14-16-2-13(F)(1): a VARIANCE of 10' to the 10' side yard setback area requirement for a proposed building on all or a portion of Lot(s) 13 & 14, Block(s) 23, PEREA ADDN zoned SU-2 / RC, located at 1216 LOMAS BLVD NW (J-13)
			WITHDRAWN
9.	09ZHE-80372	Project# 1008039	MANUEL SAMORA (CONRAD SKINNER, AGENT) request(s) a special exception to Section 14-16-2-13(F)(1): a VARIANCE of 5' to the 10' side yard landscaping buffer requirement for a proposed building on all or a portion of Lot(s) 13 & 14, Block(s) 23, PEREA ADDITION zoned SU-2 / RC, located at 1216 LOMAS BLVD NW (J-13)
			WITHDRAWN
10.	09ZHE-80373	Project# 1008039	MANUEL SAMORA (CONRAD SKINNER, AGENT) request(s) a special exception to Section 14-16-2-13(F)(1): a VARIANCE of 6' to the 26' building height requirement for a proposed 32' high building on all or a portion of Lot(s) 13 & 14, Block(s) 23, PEREA ADDITION zoned SU-2 / RC, located at 1216 LOMAS BLVD NW (J-13)
			WITHDRAWN
11.	09ZHE-80421	Project# 1008114	DEBORRAH A. BALL request(s) a special exception to Section 14-16-2-25(B)(9)(b): a VARIANCE of 1 on-premise sign to the 2 on-premise signs requirement for one business, to allow for a total of 3 proposed on-premise signs on all or a portion of Lot(s) 232B, MRGCD MAP 38 zoned H-1, located at 524 ROMERO ST NW (J-13)
			DENIED
12.	09ZHE-80422	Project# 1008114	DEBORRAH A. BALL request(s) a special exception to Section 14-16-2-25(B)(9)(c)2: a VARIANCE of 3 sq ft to the total allowed 3 sq ft to allow for a proposed 6 sq ft area non-wall sign on all or a portion of Lot(s) 232B, MRGCD MAP 38 zoned H-1, located at 524 ROMERO ST NW (J-13)
			DENIED

13.	09ZHE-80437	Project# 1008119	RICK GOLDMAN/PULSE VENTURES (J. STACE MCGEE/EDI, AGENT) request(s) a special exception to Section P. 95 8. B. 2: a VARIANCE of 190 parking spaces to the 229 parking space requirement to allow for 38 proposed parking spaces in a CCR-2 zone on all or a portion of Lot(s) 1-8, MESA GRANDE ADDN zoned CCR-2, located at 4100 CENTRAL AVE SE (K-17)
			DENIED
14.	09ZHE-80425	Project# 1008118	BILLY HOLLER (ADVANCED ENGINEERING & CONSULTING, LLC, AGENT) request(s) a special exception to Section Pg. 100.D.D.1 Sawmill-Wells Park SDP: a VARIANCE of 166 sq ft to the 3200 sq ft minuimum lot size requirement to allow for a proposed town house on Lot 17A on all or a portion of Lot(s) 17, 18, 19 & 20, Bloc
			DECISION PENDING
15.	09ZHE-80426	Project# 1008118	BILLY HOLLER (ADVANCED ENGINEERING & CONSULTING, LLC, AGENT) request(s) a special exception to Section Pg. 100.D.D.1 Sawmill-Wells Park SDP: a VARIANCE of 10' to the 15' rear yard setback area requirement to allow for a proposed town house on Lot 17A on all or a portion of Lot(s) 17, 18, 19 & 20, Block(s) 3, ROMERO ADDN zoned S-R, located at 518 KINLEY AVE NW (J-14)
			DECISION PENDING
16.	09ZHE-80427	Project# 1008118	BILLY HOLLER (ADVANCED ENGINEERING & CONSULTING, LLC, AGENT) request(s) a special exception to Section Pg. 100.D.D.1 Sawmill-Wells Park SDP: a VARIANCE of 161 sq ft to the 3200 sq ft minimum lot size requirement to allow for a proposed town house on Lot 18A on all or a portion of Lot(s) 17, 18, 19 & 20, Block(s) 3, ROMERO ADDN zoned S-R, located at 518 KINLEY AVE NW (J-14)
			DECISION PENDING
17.	09ZHE-80428	Project# 1008118	BILLY HOLLER (ADVANCED ENGINEERING & CONSULTING, LLC, AGENT) request(s) a special exception to Section Pg. 100.D.D.1 Sawmill-Wells Park SDP: a VARIANCE of 10' to the 15' rear yard setback area requirement to allow for a proposed town house on Lot 18A on all or a portion of Lot(s) 17, 18, 19 & 20, Block(s) 3, ROMERO ADDN zoned S-R, located at 518 KINLEY AVE NW (J-14)
			DECISION PENDING
18.	09ZHE-80429	Project# 1008118	BILLY HOLLER (ADVANCED ENGINEERING & CONSULTING, LLC, AGENT) request(s) a special exception to Section Pg. 100.D.D.1 Sawmill-Wells Park SDP: a VARIANCE of 423 sq ft to the 3200 sq ft minimum lot size requirement to allow for a town house on Lot 19A on all or a portion of Lot(s) 17, 18, 19 & 20, Block(s) 3, ROMERO ADDN zoned S-R, located at 518 KINLEY AVE NW (J-14)
			DECISION PENDING
19.	09ZHE-80430	Project# 1008118	BILLY HOLLER (ADVANCED ENGINEERING & CONSULTING, LLC, AGENT) request(s) a special exception to Section Pg. 100.D.D.1 Sawmill-Wells Park SDP: a VARIANCE of 10' to the 15' rear yard setback area requirement to allow for a proposed town house on Lot 19A on all or a portion of Lot(s) 17, 18, 19 & 20, Block(s) 3, ROMERO ADDN zoned S-R, located at 518 KINLEY AVE NW (J-14)

DECISION PENDING

20.	09ZHE-80431	Project# 1008118	BILLY HOLLER (ADVANCED ENGINEERING & CONSULTING, LLC, AGENT) request(s) a special exception to Section Pg. 100.D.D.1 Sawmill-Wells Park SDP: a VARIANCE of 428 sq ft to the 3200 sq ft minimum lot size requirement to allow for a propsed town house on Lot 20A on all or a portion of Lot(s) 17, 18, 19 & 20, Block(s) 3, ROMERO ADDN zoned S-R, located at 518 KINLEY AVE NW (J-14)
			DECISION PENDING
21.	09ZHE-80432	Project# 1008118	BILLY HOLLER (ADVANCED ENGINEERING & CONSULTING, LLC, AGENT) request(s) a special exception to Section Pg. 100.D.D.1 Sawmill-Wells Park SDP: a VARIANCE of 10' to the 15' rear yard setback area requirement to allow for a proposed town house on Lot 20A on all or a portion of Lot(s) 17, 18, 19 & 20, Block(s) 3, ROMERO ADDN zoned S-R, located at 518 KINLEY AVE NW (J-14)
			DECISION PENDING
22.	09ZHE-80433	Project# 1008118	BILLY HOLLER (ADVANCED ENGINEERING & CONSULTING, LLC, AGENT) request(s) a special exception to Section Pg. 100.D.D.1 Sawmill-Wells Park SDP: a VARIANCE of 600 sq ft to the 1200 sq ft minimum usable open space requirement to allow for a proposed town houe on lot 17A on all or a portion of Lot(s) 17, 18, 19 & 20, Block(s) 3, ROMERO ADDN zoned S-R, located at 518 KINLEY AVE NW (J-14)
			DECISOIN PENDING
23.	09ZHE-80434	Project# 1008118	BILLY HOLLER (ADVANCED ENGINEERING & CONSULTING, LLC, AGENT) request(s) a special exception to Section Pg. 100.D.D.1 Sawmill-Wells Park SDP: a VARIANCE of 600 sq ft to the1200 sq ft minimum usable open space requirement to allow for a proposed town house on Lot 18A on all or a portion of Lot(s) 17, 18, 19 & 20, Block(s) 3, ROMERO ADDN zoned S-R, located at 518 KINLEY AVE NW (J-14)
			DECISION PENDING
24.	09ZHE-80435	Project# 1008118	BILLY HOLLER (ADVANCED ENGINEERING & CONSULTING, LLC, AGENT) request(s) a special exception to Section Pg. 100.D.D.1 Sawmill-Wells Park SDP: a VARIANCE of 600 sq ft to the 1200 sq ft minimum usable open space requirement to allow for a proposed town house on Lot 19A on all or a portion of Lot(s) 17, 18, 19 & 20, Block(s) 3, ROMERO ADDN zoned S-R, located at 518 KINLEY AVE NW (J-14)
			DECISION PENDING
25.	09ZHE-80436	Project# 1008118	BILLY HOLLER (ADVANCED ENGINEERING & CONSULTING, LLC, AGENT) request(s) a special exception to Section Pg. 100.D.D.1 Sawmill-Wells Park SDP: a VARIANCE of 600 sq ft to the 1200 sq ft minimum usable open space requirement to allow for a proposed town house on Lot 20A on all or a portion of Lot(s) 17, 18, 19 & 20, Block(s) 3, ROMERO ADDN zoned S-R, located at 518 KINLEY AVE NW (J-14)
			DECISION PENDING
26.	09ZHE-80445	Project# 1008122	RESOLUTION EQUITIES, LLC (JOSHUA SKARSGARD, ESQ., AGENT) request(s) a special exception to Section Pg. 29 5.4.5 SU-2 Mixed Use and 14-16-2-16(A)(12)(3)(b): a VARIANCE to the no free-standing sign of five acres or more, to allow for 1 proposed monument sign on 4 acres on all or a portion of Lot(s) 21, Block(s) 10, NORTH ALBUQUEQUE ACRES TR. 2, UNIT 3 zoned SU-2 Mixed Use, located at 7441 PASEO DEL NORTE NE (C-19)

APPROVED

27.	09ZHE-80389	Project# 1008074	STEVEN SACKS request(s) a special exception to Section 14-16-3-19(2): a VARIANCE of 4' 2" to the 3" wall height allowance to allow for an existing 7' 2" high trellis (attached to a 3' high wall) in the front yard setback area on all or a portion of Lot(s) 3, Block(s) 24, PEREA ADDN zoned SU-2, located at 601 11TH ST NW (J-13)
			WITHDRAWN
28.	09ZHE-80404	Project# 1008099	MELINDA GODINEZ request(s) a special exception to Section 14-16-3-19(A)(2): a VARIANCE of 2' 7" to the 3' wall height allowance to allow for an existing 5' 7" high wall in the front yard setback area on all or a portion of Lot(s) 17, Block(s) 1, BELAIR zoned R-1, located at 2934 TRUMAN ST NE (H-17)
			DECISION PENDING TE COMMENTS
29.	09ZHE-80415	Project# 1008108	KENNETH & EMILY BRUDOS (SUSAN PRICE, AGENT) request(s) a special exception to Section 14-16-4-13: a STATUS ESTABLISHED BUILDING REVIEW to allow for 3 existing dwelling units in an R-1 zone on all or a portion of Lot(s) 37, Block(s) 3, DOUGLAS MACARTHUR zoned R-1, located at 5315 A B & C 10 th CT NW (F-14)
			DEFERRED TO 3/16/10
30.	09ZHE-80417	Project# 1008110	KENNETH & EMILY BRUDOS (SUSAN PRICE, AGENT) request(s) a special exception to Section 14-16-4-13: a STATUS ESTABLISHED BUILDING REVIEW to allow for 3 existing dwelling units in an R-1 zone on all or a portion of Lot(s) 38, Block(s) 3, DOUGLAS MACARTHUR zoned R-1, located at 5309 A B & C 10th CT NW (F-14)
			DEFERRED TO 3/16/10
31.	09ZHE-80408	Project# 1008102	DENNIS ROMERO (GARCIA, KRAEMER & ASSOC., AGENT) request(s) a special exception to Section 14-16-217(B)(11)(a): a CONDITIONAL USE to allow for existing outdoor vehicle storage in a C-2 zone on all or a portion of Block(s) 5, Tract(s) A, CITY ELECTRIC ADDN zoned C-2, located at 2220 CENTRAL AVE SW (J-13)
			DEFERRED TO 4/20/10
32.	09ZHE-80391	Project# 1008076	KATARI WHORTON (GEORGE GARCIA, AGENT) request(s) a special exception to Section Pg. 65 2. ref 14-16-2-9(B) and 14-16-2-6(B)(3): a CONDITIONAL USE to allow for an existing carport in the side yard setback area on all or a portion of Lot(s) 9, PARKSITO zoned R-D, located at 9701 FIRMAN CT SW (L-9)
			DEFERRED TO 4/20/10

NEW BUSINESS:

<u>HEARING WILL RESUME PROMPTLY</u> <u>AT 1:30 P.M. WITH ITEM #33</u>

IF YOU ARE AGENDA ITEMS #33 - #46

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

33.	10ZHE-80013	Project# 1008154	PREMIER MOTEL LLC (MARTIN GRUMMER, AGENT request(s) a special exception to Section PAGE 94 P4.: a VARIANCE of 96' to the 0" to 12" front building placement from the property line requirement (Nob Hill Highland Sector Development Plan) for a proposed building addition on all or a portion of Lot(s) 1A-2A, Block(s) 3, MANKATO PLACE ADDN zoned CCR-2, located at 3800, 3802, 3804 & 3808 CENTRAL AVE SE (K-17)
			APPROVED
34.	10ZHE-80014	Project# 1008154	PREMIER MOTEL LLC (MARTIN GRUMMER, AGENT) request(s) a special exception to Section PAGE 93 P 2B.: a VARIANCE of 4" to the 30" window sill height requirement above the finished floor (Nob Hill Highland Sector Development Plan) for a proposed building addition on all or a portion of Lot(s) 1A-2A, Block(s) 3, MANKATO PLACE ADDN zoned CCR-2, located at 3800, 3802, 3804 & 3808 CENTRAL AVE SE (K-17)
			APPROVED
35.	10ZHE-80015	Project# 1008154	PREMIER MOTEL LLC (MARTIN GRUMMER, AGENT) request(s) a special exception to Section PAGE 94 P4.: a VARIANCE of 186 sq ft to the 280 sq ft fenestration (front building facade) requirement for a proposed building addition on all or a portion of Lot(s) 1A-2A, Block(s) 3, MANKATO PLACE ADDN zoned CCR-2, located at 3800, 3802, 3804 & 3808 CENTRAL AVE SE (K-17)
			APPROVED
36.	09ZHE-80444	Project# 1008120	ANGELA R. PIERECEY request(s) a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 4' to the 10' distance separation requirement between an existing dwelling and accessory structure on all or a portion of Lot(s) 2, Block(s) 18, MESA DEL NORTE ADDN zoned R-1, located at 1204 MESILLA ST NE (J-19)
			DENIED
37.	09ZHE-80448	Project# 1008126	MICHAEL VON BLOMBERG 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 carport and dwelling on all or a portion of Lot(s) 8A, REALTY SALES CO FIRST ADDN zoned SU-2/R-1, located at 608 7TH SW (K-14)
			DENIED
38.	10ZHE-80004	Project# 1008142	RONN TWO FEATHERS request(s) a special exception to Section 14-16-2-6(E)(1): a VARIANCE of 5' to the 20' front yard setback area requirement for a proposed addition on all or a portion of Lot(s) 6, Block(s) 42, BEL AIR zoned R-1, located at 2723 SIERRA DR NE (H-17)
			DENIED
39.	10ZHE-80001	Project# 1008133	PAUL WALTMAN request(s) a special exception to Section 14-16-2-6(E)(1): a VARIANCE of 5' to the 20' front yard setback area requirement to allow for a proposed garage on all or a portion of Lot(s) 1-2, Block(s) 26, PARKLAND HILLS zoned R-1, located at 708 MORNINGSIDE DR SE (L-17)
			APPROVED
40.	10ZHE-80009	Project# 1008148	OSCAR & MARLENE MARQUEZ request(s) a special exception to Section Pg. 7, Sec. R-1, 7 Bar Ranch SDP and 14-16-3-19(A)(3)(b): a VARIANCE of 8" to the 8' rear yard wall height allowance for a existing 8' 8" high wall on all or a portion of Lot(s) 15-P1, SEVEN BAR NORTH ESTATES zoned R-1, located at 4009 STOWE RD NW (A-13)
			APPROVED

41.	10ZHE-80010	Project# 1008148	OSCAR & MARLENE MARQUEZ request(s) a special exception to Section Pg. 7, Sec. R-1, 7 Bar Ranch SDP and 14-16-3-19(A)(3)(b): a VARIANCE of 2' to the 8' side yard wall height allowance for an existing 10' high wall on all or a portion of Lot(s) 15-P1, SEVEN BAR NORTH ESTATES zoned R-1, located at 4009 STOWE RD NW (A-13)
			APPROVED
42.	10ZHE-80002	Project# 1008138	JAMES S. CIOE request(s) a special exception to Section 14-16-4-13: a STATUS ESTABLISHED BUILDING REVIEW to allow for an existing duplex in a R-LT zone on all or a portion of Lot(s) 3, Block(s) 4, TRACTION PARK AND CITY ELETRIC ADDN zoned R-LT, located at 2104 & 2014 1/2 MERRITT AVE SW (J-13)
			APPROVED
43.	10ZHE-80003	Project# 1008141	ERNEST SANTISTEVAN (YOLANDA MONTOYA, AGENT) request(s) a special exception to Section Pg. 34 P.4 and Pg. 34 P.3: a CONDITIONAL USE to allow for an office to occupy more than 50% of an existing building on all or a portion of Lot(s) 11&12, Block(s) 40, HUNING HIGHLANDS ADDN zoned SU-2 RO, located at 701 COAL AVE SE (K-14)
			DEFERRED TO 3/16/10
44.	10ZHE-80007	Project# 1008145	KARLA TENA request(s) a special exception to Section 14-16-2-6(B)(5): a CONDITIONAL USE to allow for a proposed family daycare home for up to 12 children in an R-LT zone on all or a portion of Lot(s) 15, Block(s) F, SUNRISE ESTATES zoned R-LT, located at 8211 AMBERSTONE RD SW (M-10)
			APPROVED
45.	09ZHE-80450	Project# 1008129	CARRIE WOOD request(s) a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for an existing carport in the side yard setback area on all or a portion of Lot(s) 3, Block(s) 30, BEL AIR zoned R-1, located at 2737 ADAMS ST NE (H-17)
			APPROVED W/CONDITIONS
46.	10ZHE-80012	Project#	STEPHEN M. HOWARD request(s) a special exception to Section 14-16-2-

APPROVED W/CONDITIONS