



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

TUESDAY, FEBRUARY 18, 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.
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. | *IR* 14ZHE-80012 | Project# 1009939 | GASPAR ANDRADE 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 1911 HIGH ST SE (L-14) APPROVAL WITH CONDITIONS |
| 2. | *IR* 14ZHE-80013 | Project# 1009939 | GASPAR ANDRADE 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 1911 HIGH ST SE (L-14) APPROVAL WITH CONDITIONS |

OLD BUSINESS:

- | | | | |
|----|---|-------------------------|---|
| 3. | 13ZHE-80547
(REMANDED BY CITY COUNCIL) | Project# 1009715 | LIZ AND RAY ORTEGA (FOUR SEASONS SUNROOMS, SHERI BARAJAS, AGENT) 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 1532 SAN PATRICIO AVE SW (K-13) APPROVAL WITH CONDITIONS |
|----|---|-------------------------|---|

- 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) DEFERRED**
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) DEFERRED**
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) APPROVAL WITH CONDITIONS**
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) WITHDRAWN**
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) DEFERRED**
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) APPROVAL WITH CONDITIONS**
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) APPROVAL WITH CONDITIONS**
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) APPROVAL**
1009940

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #12

IF YOU ARE AGENDA ITEMS 12-24

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) APPROVAL WITH CONDITIONS**
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) APPROVAL WITH CONDITIONS**
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) APPROVAL WITH CONDITIONS**
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) DEFERRED**
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) APPROVAL WITH CONDITIONS**
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) DEFERRED**
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) APPROVAL WITH CONDITIONS**
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) DEFERRED**
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) APPROVAL WITH CONDITIONS**
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) APPROVAL WITH CONDITIONS**
1009941

22. **14ZHE-80002** **Project# 1009930** **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) APPROVAL WITH CONDITIONS**
23. **14ZHE-80007** **Project# 1009934** **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) DENIAL**