



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, APRIL 16, 2013 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
Vanessa F. King, Administrative Hearing Office Liaison

For Inquiries Regarding This Agenda, Please Call Vanessa F. King at (505) 768-4503.

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 Vanessa F. King at (505) 768-4503.*

INTERPRETER REQUIRED:

- | | | | |
|----|------------------|------------------|--|
| 1. | *IR* 13ZHE-80447 | Project# 1009599 | SILVANO MONTES request(s) a special exception to Section 14-16-2-6(B)(14): a CONDITIONAL USE to allow an existing 5' wall in the front and side setback area for all or a portion of Lot(s) 1, Block(s) 12, MESA PARK ADDN WARDS REPLAT OF BLK 12 zoned R-1, located on 500 DAKOTA ST SE (L-18) |
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APPROVED WITH CONDITIONS.

OLD BUSINESS:

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| 2. | 12ZHE-80377 | Project# 1008124 | MURPHY OIL USA INC., GREGORY WILSON (JERRY HAMM, AGENT) request(s) a special exception to Section 14-16-2-17(B)(18): a CONDITIONAL USE to allow retail sales of alcoholic beverages for consumption off premises for all or a portion of Lot(s) A1A1, Block(s) A1A1, AMERICAN SQUARE zoned C-2, located on 3535 MENAUL BLVD NE (H-16) |
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DEFERRED 5/21/13.

3. **13ZHE-80398** **Project# 1009548** **JOHNATHON POHL** request(s) a special exception to Section 14-16-2-16(B)(6) and Page 4, Paragraph B1 of the Huning Highland Sector Development Plan: a CONDITIONAL USE for an existing drive thru for all or a portion of Lot(s) 11, Block(s) 22, HUNING HIGHLANDS ADDN zoned SU-2 CRZ, located on **501 CENTRAL AVE NE (K-14)**

DEFERRED 5/21/13.
4. **13ZHE-80425** **Project# 1009569** **ANGELA AND CARLOS PACHECO (GRETCHEN WELCH, AGENT)** request(s) a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 3' to the allowed 3' for an existing 6' fence in the front yard setback area for all or a portion of Lot(s) 8, Block(s) 7, BROADMOOR ADDN zoned R-1, located on **303 FONTANA PL NE (K-17)**

WITHDRAWN BY APPLICANT.
5. **13ZHE-80410** **Project# 1009557** **DAN AND ADELINE S. CHAVEZ (RON TAYLOR, AGENT)** request(s) a special exception to Page 5 C.3 of the 2010 Downtown Sector Development Plan: a VARIANCE of 3' to the required 3' west side landscape buffer for an existing parking lot for all or a portion of Lot(s) 87-94, Block(s) 8, ARMIJO--PERFECTO BROTHERS ADDN zoned SU-3 GOV/FIN/HOSPITALITY FOCUS, located on **615 MARQUETTE AVE NW (J-14)**

DEFERRED 5/21/13.
6. **13ZHE-80411** **Project# 1009557** **DAN AND ADELINE S. CHAVEZ (RON TAYLOR, AGENT)** request(s) a special exception to Page 5 C.3 of the 2010 Downtown Sector Development Plan: a VARIANCE of 3' to the required 3' south side landscape buffer for an existing parking lot for all or a portion of Lot(s) 87-94, Block(s) 8, ARMIJO--PERFECTO BROTHERS ADDN zoned SU-3 GOV/FIN/HOSPITALITY FOCUS, located on **615 MARQUETTE AVE NW (J-14)**

DEFERRED 5/21/13.
7. **13ZHE-80418** **Project# 1009561** **PARKING COMPANY OF AMERICA-ALBUQUERQUE, LLC., (DANIEL CHAVEZ, AGENT)** request(s) a special exception to Page 5, Paragraph 3 of the 2010 Downtown Sector Development Plan: a VARIANCE of 3' to the required 3' west side landscape buffer for all or a portion of Lot(s) 18-24, Block(s) 2, ARMIJO--PERFECTO BRO ADDN zoned SU-3 GOV/FIN/HOS FOCUS, located on **600 MARQUETTE AVE NW (J-14)**

DEFERRED 5/21/13.
8. **13ZHE-80420** **Project# 1009561** **PARKING COMPANY OF AMERICA-ALBUQUERQUE, LLC., (DANIEL CHAVEZ, AGENT)** request(s) a special exception to Page 5, Paragraph 2 of the 2010 Downtown Sector Development Plan: a VARIANCE of 12 trees to the required 12 street trees for all or a portion of Lot(s) 18-24, Block(s) 2, ARMIJO--PERFECTO BRO ADDN zoned SU-3 GOV/FIN/HOS FOCUS, located on **600 MARQUETTE AVE NW (J-14)**

DEFERRED 5/21/13.
9. **13ZHE-80421** **Project# 1009561** **PARKING COMPANY OF AMERICA-ALBUQUERQUE, LLC., (DANIEL CHAVEZ, AGENT)** request(s) a special exception to Page 5, Paragraph 2 of the 2010 Sector Development Plan: a VARIANCE of 6 trees to the required 6' parking lot trees for all or a portion of Lot(s) 18-24, Block(s) 2, ARMIJO--PERFECTO BRO ADDN zoned SU-3 GOV/FIN/HOS FOCUS, located on **600 MARQUETTE AVE NW (J-14)**

DEFERRED 5/21/13.

10. **13ZHE-80419** **Project# 1009562** **BISTRO CONCEPTS, LLC., D/B/A B2B BISTRONOMY (KALM LAW FIRM, KARL KALM, AGENT)** request(s) a special exception to Section 14-16-2-17(B)(19) and Page 90, 1.General Rules of the Nob Hill Highland Sector Development Plan: a CONDITIONAL USE to allow a proposed brewery in the CCR-1 zone for all or a portion of Lot(s) 8, Block(s) 2, MONTE VISTA ADDN zoned CCR-1, located on **3118 CENTRAL AVE SE** (K-16)
APPROVED.
11. **13ZHE-80443** **Project# 1009562** **BISTRO CONCEPTS, LLC., D/B/A B2B BISTRONOMY (KALM LAW FIRM, KARL KALM, AGENT)** request(s) a special exception to Page 3, Section 1 (B)(B) of the Nob Hill Highland Sector Development Plan: a CONDITONAL USE for alcoholic sales of beer for off premise cosumption for all or a portion of Lot(s) 8, Block(s) 2, MONTE VISTA ADDN zoned CCR-1, located on **3118 CENTRAL AVE SE** (K-16)
APPROVED.
12. **13ZHE-80427** **Project# 1009575** **JOSE ESTRADA, JR** request(s) a special exception to Section 14-16-2-16(B)(13): a CONDITIONAL USE for an existing outside display of rims and tires for all or a portion of Lot(s) 23, Block(s) 16, ALTAMONT ADDN zoned C-1, located on **5200 COMANCHE RD NE** (G-17)
APPROVED WITH CONDITIONS.
13. **13ZHE-80428** **Project# 1009575** **JOSE ESTRADA, JR** request(s) a special exception to Section 14-16-2-16(B)(13): a CONDITIONAL USE for existing outside storage of used tires in a 20' trailer for all or a portion of Lot(s) 23, Block(s) 16, ALTAMONT ADDN zoned C-1, located on **5200 COMANCHE RD NE** (G-17)
REMOVED BY APPLICANT DURING HEARING.
14. **13ZHE-80432** **Project# 1009581** **LES RAMIREZ (SEMLER CONSTRUCTION, LLC., JOSEPH SEMLER, AGENT)** request(s) a special exception to Section 14-16-2-6(E)(4)(a) and 14-16-3-3(A)(3)(b): a VARIANCE of 2' to the required 5' sideyard setback for a proposed addition for all or a portion of Lot(s) 18, Block(s) 37, UNIVERSITY HEIGHTS zoned R-1, located on **413 BRYN MAWR DR SE** (K-16)
APPROVED WITH CONDITIONS.
15. **13ZHE-80440** **Project# 1009590** **RICHARD GUIDICE (RANDY SCHMILLE D/B/A DESERT WEST DEVELOPMENT, AGENT)** request(s) a special exception to Section 14-16-2-5(E): a VARIANCE of 11' to the minimum 25' rear yard setback requirement for a proposed addition for all or a portion of Lot(s) 5-P2, CAMPBELL FARM zoned RA-2, located on **3512 CAMPBELL FARM LA NW** (G-13)
APPROVED WITH CONDITIONS.
16. **13ZHE-80435** **Project# 1009586** **JACQUELINE KEEPERS** request(s) a special exception to Section 14-16-2-6(B)(14)(a)(1): a CONDITIONAL USE to allow a proposed 5' wall in the front setback area 14' back from curb face for all or a portion of Lot(s) 12, Block(s) 10, BROADMOOR ADDN zoned R-1, located on **401 WASHINGTON ST NE** (K-17)
DEFERRED 5/21/13.
17. **13ZHE-80438** **Project# 1009588** **ANTHONY SANCHEZ** request(s) a special exception to Section 14-16-2-6(B)(14): a CONDITIONAL USE to allow a proposed 5' wall in the front setback area for all or a portion of Lot(s) 27, WOODLAND zoned R-1, located on **731 MENAUL BLVD NW** (H-14)
APPROVED.

18. **12ZHE-80362** **Project# 1009495** **JEFFREY MACE AND KARIN PHAM** request(s) a special exception to Section 14-16-2-6(B)(7): a **CONDITIONAL USE** to allow a proposed home occupation for massage therapy, acupuncture and yoga for all or a portion of Lot(s) 3, Block(s) 12, **ACADEMY PLACE UNIT 5** zoned R-1, Located on **10408 MALAGUENA LN NE (E-21)**
DEFERRED 5/21/13.
19. **13ZHE-80442** **Project# 1009592** **MURPHY OIL USA (ZANE ROSS, AGENT)** request(s) a special exception to Section 14-16-2-16(B)(A)(8)(K)(2)(a): a **CONDITIONAL USE** to allow more than 8 vehicle fueling positions for a proposed gas station for all or a portion of Lot(s) 22, 23, 24 and 1, 2, 3, Block(s) 8, **BARRON BURG HEIGHTS MENDELSBERGS REPLAT** zoned C-1, located on **600 SAN MATEO BLVD SE (L-17)**
DEFERRED 5/21/13.

NEW BUSINESS:

20. **13ZHE-80426** **Project# 1009574** **ALICE E. POWSNER** request(s) a special exception to Section 14-16-2-6(B)(7): a **CONDITIONAL USE** to allow a consultation office for phychotherapy for all or a portion of Lot(s) B, Block(s) 12, **LOMA VISTA ADDN** zoned R-1, located on **3004 SUMMIT PL NE (J-16)**
DEFERRED 5/21/13.
21. **13ZHE-80446** **Project# 1009598** **MARCUS OTERO** request(s) a special exception to Section 14-16-2-18(B)(7): a **CONDITIONAL USE** to allow a proposed recycling facility in a C-3 zone for all or a portion of Lot(s) 36B1A, **MRGCD MAP 36** zoned C-3, located on **416 MENAUL BLVD NW (H-14)**
APPROVED WITH CONDITIONS.
22. **13ZHE-80473** **Project# 1009622** **GARY COWAN, CALVARY CHAPEL EAST (WILLIAM SMITH, AGENT)** request(s) a special exception to Section 14-16-2-15(B)(4): a **CONDITIONAL USE** to allow dwelling units to constitute more than 25% of the gross floor area on a premises for all or a portion of Lot(s) L-1-A, Block(s) 11, **PANORAMA HEIGHTS** zoned O-1, located on **12800 INDIAN SCHOOL RD NE (J-22)**
PENDING.
23. **13ZHE-80458** **Project# 1009614** **HOFFMANTOWN TOWING, TONY RIVERA** request(s) a special exception to Section 14-16-2-17(B)(13)(e): a **CONDITIONAL USE** to allow outdoor vehicle storage as a principal business where vehicles are not typically moved for one week or more for all or a portion of Lot(s) 6, **WYOMING MALL** zoned C-2(SC), located on **8591 NORTHEASTERN BLVD NE (H-20)**
APPROVED WITH CONDITIONS.
24. **13ZHE-80439** **Project# 1009589** **MARK O. LEE** 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 area for all or a portion of Lot(s) 39A, Block(s) 90, **SNOW HEIGHTS ADDN** zoned R-1, located on **11209 ELVIN AVE NE (H-21)**
DEFERRED 5/21/13.
25. **13ZHE-80449** **Project# 1009606** **BRUCE ROSE (AUSTIN'S CARPORTS, GILBERT AUSTIN, AGENT)** request(s) a special exception to Section 14-16-2-6(B)(3): a **CONDITIONAL USE** for a proposed carport in the front yard setback yard area for all or a portion of Lot(s) 7, Block(s) 10, **LOMA DEL REY** zoned R-1, located on **8816 JAMES AVE NE (G-20)**
APPROVED WITH CONDITIONS.

26. **13ZHE-80450** **Project# 1009607** **SHAWN & JODI GARRETT (ALISA GIRON, AGENT)** request(s) 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(s) 23, Block(s) 136, SNOW HEIGHTS ADDITION zoned R-1, located on **1836 CHILDERS DR NE** (H-20)
APPROVED WITH CONDITIONS.
27. **13ZHE-80476** **Project# 1009624** **ROBERT MOORE** request(s) a special exception to Section 14-16-2-6(B)(3) and 14-16-2-9(B): a CONDITIONAL USE to allow a proposed carport in the front yard setback area for all or a portion of Lot(s) 2, Block(s) 10, MONKBRIDGE ADDN zoned R-T OR SU-2NFMX, located on **418 CHEROKEE RD NW** (G-14)
APPROVED WITH CONDITIONS.
28. **13ZHE-80445** **Project# 1009594** **ANGEL VALLADARES** request(s) a special exception to Section 14-16-2-6(B)(14): a CONDITIONAL USE to allow a proposed 5' wall in the front and side yard setback for all or a portion of Lot(s) 1A, DUPREE & GARCIA zoned R-1, located on **609 ATRISCO DR NW** (J-12)
APPROVED WITH CONDITIONS.

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #29

IF YOU ARE AGENDA ITEMS 29-56

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

29. **13ZHE-80451** **Project# 1009608** **DARCY BULAND DE VALLEJOS** request(s) a special exception to Section 14-16-2-6(B)(14)(a)(2): a CONDITIONAL USE to allow an existing 6' fence in the required front yard setback area for all or a portion of Lot(s) 20, Block(s) 6, AZTEC ADDN NO 1 zoned R-1, located on **9101 COTTONWOOD RD NE** (G-20)
DEFERRED 5/21/13.
30. **13ZHE-80452** **Project# 1009610** **AMBER FOSSE AND PETER FELD** request(s) a special exception to Section 14-16-2-6(B)(14): a CONDITIONAL USE to allow a proposed 5' fence in the front yard setback area for all or a portion of Lot(s) 12, Block(s) 24, UNIVERSITY HEIGHTS zoned SU-2 DR, located on **124 PRINCETON DR SE** (K-16)
APPROVED WITH CONDITIONS.
31. **13ZHE-80456** **Project# 1009612** **JOSEPH MORRIS** request(s) a special exception to Section 14-16-3-19(A)(2)(b): a CONDITIONAL USE to allow a proposed 6' fence on a side yard setback at a property line for all or a portion of Lot(s) 24, Block(s) 138, SNOW HEIGHTS ADDN zoned R-1, located on **8814 SNOW HEIGHTS BLVD NE** (H-20)
APPROVED WITH CONDITIONS.

32. **13ZHE-80459** **Project# 1009615** **VINCENT DARCO (JOHN MARSH CONSTRUCTION, JOHN MARSH, AGENT)** request(s) a special exception to Section 14-16-2-6(B)(14)(a)(1): a CONDITIONAL USE to allow a proposed 6' wall in the required front yard setback for all or a portion of Lot(s) A1, RAMBO AND CHAVEZ zoned R-1, located on **1059 SOLAR AVE NW** (E-14)
DEFERRED 5/21/13.
33. **13ZHE-80471** **Project# 1009620** **JOSHUA WILIS** request(s) a special exception to Section 14-16-2-6(B)(14)(a)(2): a CONDITIONAL USE to allow a existing 5' wall in the required front yard setback area for all or a portion of Lot(s) 7, Block(s) 7 SANDIA PLAZA zoned R-1, located on **5006 LA CIENEGA ST NW** (F-14)
APPROVED WITH CONDITIONS.
34. **13ZHE-80472** **Project# 1009621** **WILLIAM QUADROS** request(s) a special exception to Section 14-16-2-6(B)(14)(a)(2): a CONDITIONAL USE to allow a proposed 5' fence in the front yard setback area for all or a portion of Lot(s) O, Block(s) B, INDIAN MESA zoned R-2, located on **3604 LAFAYETTE DR NE** (G-16)
APPROVED WITH CONDITIONS.
35. **13ZHE-80483** **Project# 1009631** **ALLEN CAMERON (ANTHONY TRUJILLO, AGENT)** request(s) a special exception to Section 14-16-2-6(B)(14): a CONDITIONAL USE to allow a proposed 5' wall in the front and side setback area on a corner lot for all or a portion of Lot(s) 6, Block(s) 1, SANTA RITA ADDN NO. 2 zoned R-1, located on **5700 LA ANITA AV NW** (J-11)
APPROVED WITH CONDITIONS.
36. **13ZHE-80453** **Project# 1009611** **ANTHONY BRUSKAS** request(s) a special exception to Page 14 of the Huning Castle Raynolds Sector Development Plan and Section 14-16-2-11(E)(3): a VARIANCE of 4'7" to the required 5' side yard setback for a proposed garage conversion to a residence for all or a portion of Lot(s) 15,16, Block(s) 4, RAYNOLDS ADDN zoned SU-2 MFR, located on **1203 GOLD AVE SW** (K-13)
APPROVED.
37. **13ZHE-80454** **Project# 1009611** **ANTHONY BRUSKAS** request(s) a special exception to Page 14 of the Huning Castle Raynolds Sector Development Plan and Section 14-16-2-11(E)(4): a VARIANCE OF 9'11" to the required 15' rear yard setback for a proposed garage conversion to a residence for all or a portion of Lot(s) 15,16, Block(s) 4, RAYNOLDS ADDN zoned SU-2 MFR, located on **1203 GOLD AVE SW** (K-13)
APPROVED.
38. **13ZHE-80455** **Project# 1009611** **ANTHONY BRUSKAS** request(s) a special exception to Page 14 of the Huning Castle Raynolds Sector Development Plan and Section 14-16-3-1(A)(A)(b): a VARIANCE of 3 off street parking spaces to the required 3 spaces for all or a portion of Lot(s) 15,16, Block(s) 4, RAYNOLDS ADDN zoned SU-2 MFR, located on **1203 GOLD AVE SW** (K-13)
APPROVED.
39. **13ZHE-80460** **Project# 1009616** **GEORGE BUFFET ETUX (R2 ARCHITECTURAL, ROBERT RAYNIER, AGENT)** request(s) a special exception to Section 14-16-3-10(E)(3)(a): a VARIANCE of 10' to the 10' front yard landscape buffer for all or a portion of Lot(s) 4,5,7, Block(s) 1, TENORIO ADDN zoned S-MI, located on **1719 7TH ST NW** (H-14)
APPROVED WITH CONDITIONS.

40. **13ZHE-80461** **Project# 1009616** **GEORGE BUFFET ETUX (R2 ARCHITECTURAL, ROBERT RAYNIER, AGENT)** request(s) a special exception to Section 14-16-3-10(E)(3)(b): a VARIANCE of 6' to the 6' side yard landscaping buffers for all or a portion of Lot(s) 4,5,7, Block(s) 1, TENORIO ADDN zoned S-MI, located on **1719 7TH ST NW (H-14)**
APPROVED WITH CONDITIONS.
41. **13ZHE-80462** **Project# 1009616** **GEORGE BUFFET ETUX (R2 ARCHITECTURAL, ROBERT RAYNIER, AGENT)** request(s) a special exception to Section 14-16-3-10(E)(3)(c): a VARIANCE of 6' to the 6' rear yard landscaping buffer for all or a portion of Lot(s) 4,5,7, Block(s) 1, TENORIO ADDN zoned S-MI, located on **1719 7TH ST NW (H-14)**
APPROVED WITH CONDITIONS.
42. **13ZHE-80463** **Project# 1009618** **BILL BAKER (ROGER CINELLI, AGENT)** request(s) a special exception to Section 14-16-3-10(E)(1): a VARIANCE of 12.5% from the required 15% total landscape area for a proposed addition for all or a portion of Lot(s) 22B, MRGCD MAP NO. 33 zoned M-1, located on **4322 2ND ST NW (G-14)**
APPROVED WITH CONDITIONS.
43. **13ZHE-80464** **Project# 1009618** **BILL BAKER (ROGER CINELLI, AGENT)** request(s) a special exception to Section 14-16-3-10(E)(3)(a): a VARIANCE of 10' to the 10' front landscape buffer area required for a proposed addition for all or a portion of Lot(s) 22B, MRGCD MAP NO. 33 zoned M-1, located on **4322 2ND ST NW (G-14)**
APPROVED WITH CONDITIONS.
44. **13ZHE-80465** **Project# 1009618** **BILL BAKER (ROGER CINELLI, AGENT)** request(s) a special exception to Section 14-16-3-10(E)(3)(b): a VARIANCE of 6' to the 6' side landscape buffer area required for a proposed addition for all or a portion of Lot(s) 22B, MRGCD MAP NO. 33 zoned M-1, located on **4322 2ND ST NW (G-14)**
APPROVED WITH CONDITIONS.
45. **13ZHE-80466** **Project# 1009618** **BILL BAKER (ROGER CINELLI, AGENT)** request(s) a special exception to Section 14-16-3-10(E)(3)(c): a VARIANCE of 6' to the 6' rear landscape buffer area required for a proposed addition for all or a portion of Lot(s) 22B, MRGCD MAP NO. 33 zoned M-1, located on **4322 2ND ST NW (G-14)**
APPROVED WITH CONDITIONS.
46. **13ZHE-80467** **Project# 1009618** **BILL BAKER (ROGER CINELLI, AGENT)** request(s) a special exception to Section 14-16-3-1(H)(2): a VARIANCE to the required pedestrian walkways shall be provided from all street sidewalks to the principal customer entrance(s) of the nearest building(s) on site for all or a portion of Lot(s) 22B, MRGCD MAP NO. 33 zoned M-1, located on **4322 2ND ST NW (G-14)**
APPROVED WITH CONDITIONS.
47. **13ZHE-80468** **Project# 1009618** **BILL BAKER (ROGER CINELLI, AGENT)** request(s) a special exception to Section 14-16-3-1(H)(3): a VARIANCE to all buildings required within a site to be connected to each other with pedestrian walkways for all or a portion of Lot(s) 22B, MRGCD MAP NO. 33 zoned M-1, located on **4322 2ND ST NW (G-14)**
APPROVED WITH CONDITIONS.
48. **13ZHE-80469** **Project# 1009619** **RONALD ENOLE (PAUL CHAVEZ, AGENT)** request(s) a special exception to Section 14-16-2-5(D): a VARIANCE of 3945 square feet to the minimum lot area of 10890 square feet for a proposed RA-2 lot for all or a portion of Lot(s) 107A1B2, MRGCD MAP 31 zoned RA-2, located on **3841 PEDRONCELLI RD NW (F-13)**
APPROVED WITH CONDITIONS.

49. **13ZHE-80470** **Project# 1009619** **RONALD ENOLE (PAUL CHAVEZ, AGENT)** request(s) a special exception to Section 14-16-2-5(D): a VARIANCE of 17' to the minimum lot width of 75' for a proposed RA-2 lot for all or a portion of Lot(s) 107A1B2, MRGCD MAP 31 zoned RA-2, located on **3841 PEDRONCELLI RD NW (F-13)**
APPROVED WITH CONDITIONS.
50. **13ZHE-80474** **Project# 1009623** **ROBERT BUONO** request(s) a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 3'6" to the required 5' separation for existing accessory structures for all or a portion of Lot(s) 49, SHENANDOAH UNIT 2 zoned R-1, located on **7508 THORNWOOD DR NW (D-11)**
APPROVED WITH CONDITIONS.
51. **13ZHE-80475** **Project# 1009623** **ROBERT BUONO** request(s) a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 6'6" to the required 10' separation for existing accessory structures to a dwelling unit for all or a portion of Lot(s) 49, SHENANDOAH UNIT 2 zoned R-1, located on **7508 THORNWOOD DR NW (D-11)**
APPROVED WITH CONDITIONS.
52. **13ZHE-80478** **Project# 1009626** **AMELIA P. NELSON AND MICHELLE DRASZKIEWICZ (PRESSLEY BUILDING AND RENOVATIONS, CHRIS PRESSLEY, AGENT)** request(s) a special exception to Section 14-16-2-6(E)(1): a VARIANCE of 5' to the 20' front setback required for a proposed addition for all or a portion of Lot(s) 1, Block(s) 9, MESA COURT ADDN zoned R-1, located on **3904 ANDERSON AV SE (L-17)**
APPROVED.
53. **13ZHE-80479** **Project# 1009626** **AMELIA P. NELSON AND MICHELLE DRASZKIEWICZ (PRESSLEY BUILDING AND RENOVATIONS, CHRIS PRESSLEY, AGENT)** request(s) a special exception to Section 14-16-2-6(E)(3)(b): a VARIANCE of 10' to the 10' side yard setback required on a corner lot for a proposed addition for all or a portion of Lot(s) 1, Block(s) 9, MESA COURT ADDN zoned R-1, located on **3904 ANDERSON AV SE (L-17)**
APPROVED.
54. **13ZHE-80457** **Project# 1009613** **JAMES L. HOLLIDAY** request(s) a special exception to Section 14-16-2-14(A)(C) and 14-16-2-9(E)(4)(a): a VARIANCE of 5' to the 15' required rear yard setback for a proposed addition for all or a portion of Lot(s) 1, Block(s) 2, TIERRA OESTE UNIT 1 zoned RD, located on **1220 CASA ROJA PL NW (J-9)**
APPROVED WITH CONDITIONS.
55. **13ZHE-80480** **Project# 1009628** **NASER ALIKHANI (ROBERT L. LUCERO, AGENT)** request(s) a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 3' to the allowed 3' height for a proposed wall in the front yard setback area for all or a portion of Lot(s) 6, FOUR HILLS VILLAGE 21ST INSTALLMENT zoned R-1, located on **1200 HIDEAWAY LANE SE (M-23)**
DEFERRED 5/21/13.
56. **13ZHE-80482** **Project# 1009630** **JENNIFER M. VARGAS** request(s) a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 3' to the allowed 3' to allow an existing 6' fence in the front setback area for all or a portion of Lot(s) 4, Block(s) 61, WESTGATE HEIGHTS ADDN UNIT 1 zoned R-1, located on **10004 DEL REY RD SW (M-9)**
APPROVED WITH CONDITIONS.