



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

TUESDAY, AUGUST 19, 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.*

INTERPRETER REQUIRED:

- | | | |
|-----------------------|---------------------|---|
| 1. *IR* 14ZHE-80153 | Project#
1010122 | MARIO LOPEZ requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow an proposed carport in the required side yard setback for all or a portion of Lot 12, Block 5, KIRTLAND ADDN UNIT 1 zoned R-1, located on 1412 SPENCE AV SE (M-15) APPROVAL WITH CONDITIONS |
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OLD BUSINESS:

- | | | |
|------------------|---------------------|---|
| 2. 14ZHE-80079 | Project#
1010033 | CARLOS GALLEGOS (GARCIA/KRAEMER AND ASSOC, AGENT) requests a special exception to Section 14-16-2-6(B)(13): a CONDITIONAL USE to allow for a storage yard for equipment, material, or activity incidental to a specific construction project, provided it is of a temporary nature for all or a portion of Lot 10, Block 15, SANDIA PLAZA zoned R-1, located on 1023 DELAMAR AVE NW (F-14) APPROVAL WITH CONDITIONS |
| 3. 14ZHE-80093 | Project#
1010041 | RALPH W. ORTIZ (GILBERT F AUSTIN, AGENT) requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE for a proposed carport in the front yard setback for all or a portion of Lot 21, PRAIRIE RIDGE UNIT 1A zoned R-1, located on 4709 PERIWINKLE CT NW (E-11) DEFERRED TO SEPTEMBER 16TH HEARING |

NEW BUSINESS:

4. **14ZHE-80162** **Project#** **1010132** **BECKY C. DAVIS (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-8(B)(1) and 14-16-2-6(B)(3): a **CONDITIONAL USE** to allow a proposed carport in the front setback area for all or a portion of Lot 15-P1, Block F, AVALON UNIT 2 zoned R-LT, located on **504 LEEWARD DR NW (K-9) APPROVAL WITH CONDITIONS**

5. **14ZHE-80163** **Project#** **1010133** **BECKY C. DAVIS (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Pg. 65 of TOWER UNSER SDP (RD-9DU/A) & 14-16-2-9(B) and 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 4, Block 2, SUNRISE TERRACE UNIT 7 zoned RD-9DU/A, located on **844 110TH STREET SW (L8) APPROVAL WITH CONDITIONS**

6. **14ZHE-80164** **Project#** **1010134** **BECKY DAVIS (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-9(B) and 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 7-P1, Block 3, DESERT GARDENS zoned R-T, located on **443 BLUETHORN CT SW (L10) APPROVAL WITH CONDITIONS**

7. **14ZHE-80166** **Project#** **1010136** **BECKY C. DAVIS (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-8(B)(1) and 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 16-PI, Block F, AVALON UNIT 2 zoned R-LT, located on **500 LEEWARD DR NW (K-9) APPROVAL WITH CONDITIONS**

8. **14ZHE-80167** **Project#** **1010137** **GIDEON KARNI (LLOYD AND ASSOCIATES ARCHITECTS, 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 1, Block 5, McDUFFIE PLACE ADDN UNIT 3 zoned R-1, located on **3440 CALLE DEL MONTE NE (J-16) APPROVAL WITH CONDITIONS**

9. **14ZHE-80176** **Project#** **1010150** **IVAN LIEN** 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 29, Block 10, MESA VILLAGE zoned R-1, located on **1342 MARRON CIRCLE NE (J-20) APPROVAL WITH CONDITIONS**

10. **14ZHE-80173** **Project#** **1010147** **FERN & WILLIAM DU JARDIN (MILES GRAY, AGENT)** requests a special exception to Section 14-16-2-14(E)(1) and 14-16-2-6(B)(12): a **CONDITIONAL USE** to allow a proposed shade structure within the rear yard setback area for all or a portion of Lot 6-P1, Block 3, EAGLE ROCK ESTATES UNIT 3 zoned R-D or SU-2 LMDR, located on **6920 SHALE AV NE (C-18) APPROVAL WITH CONDITIONS**

11. **14ZHE-80177** **Project#** **1010151** **ANTHONY & RITA GRIEGO** requests a special exception to Section 14-16-2-6(E)(5)(a): a **VARIANCE** of 5' to the required 15' rear yard setback to allow a proposed addition for all or a portion of Lot 3, Block D, ROLLING HILLS SUBD UNIT 1 zoned R-D R-1, located on **7405 CRYSTAL RIDGE RD SW (L-10) APPROVAL WITH CONDITIONS**

12. **14ZHE-80178** **Project#** **1010151** **ANTHONY & RITA GRIEGO** requests a special exception to Section 14-16-2-6(B)(12): a **CONDITIONAL USE** to allow a proposed shade structure within the required rear yard setback for all or a portion of Lot 3, Block D, ROLLING HILLS SUBD UNIT 1 zoned R-D R-1, located on **7405 CRYSTAL RIDGE RD SW (L-10) APPROVAL WITH CONDITIONS**

13. **14ZHE-80168** **Project#** **1010138** **FRED YOST** requests a special exception to Section 14-16-2-6(B)(14)(a)(1): a **CONDITIONAL USE** to allow an existing 6' fence at 13' from back of sidewalk for all or a portion of Lot 20, Block 90, SNOW HEIGHTS ADDN zoned R-1, located on **10902 PROSPECT AV NE (H-21) DENIAL**

14. **14ZHE-80183** **Project# 1010157** **ARREN BUCK (MODULUS DESIGN, AGENT)** requests a special exception to Section 14-16-2-6(B)(14)(a)(1): a **CONDITIONAL USE** to allow a proposed 5' solid wall in the front yard setback at least 11' back from back of sidewalk for all or a portion of Lot B, Block 5, LOMA VISTA ADDN zoned R-1, located on **904 DARTMOUTH DR NE (J-16) APPROVAL WITH CONDITIONS**
15. **14ZHE-80184** **Project# 1010157** **ARREN BUCK (MODULUS DESIGN, AGENT)** requests a special exception to Section 14-16-2-6(B)(13): a **CONDITIONAL USE** to allow a proposed carport in the required front yard setback area for all or a portion of Lot B, Block 5, LOMA VISTA ADDN zoned R-1, located on **904 DARTMOUTH DR NE (J-16) APPROVAL WITH CONDITIONS**
16. **14ZHE-80120** **Project# 1010090** **HARRY KOVASCHETZ (JIM DUNCAN, AGENT)** requests a special exception to Section 14-16-2-6(E)(5)(a): a **VARIANCE** of 14'6" to the required 15' rear yard setback to allow a proposed carport for all or a portion of Lot 11, Block 30, WAGGOMAN & DENISON ADDN zoned R-1, located on **440 GENERAL CHENNAULT ST NE (K-20) APPROVAL WITH CONDITIONS**
17. **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) CONTINUED TO SEPTEMBER 16TH HEARING**
18. **14ZHE-80172** **Project# 1010146** **GABRIEL HOLGUIN** requests a special exception to Pg. 118, (C)(3) of the DOWNTOWN NEIGHBORHOOD AREA SDP: a **CONDITIONAL USE** to allow retail of food and drink for consumption on or off-premises for all or a portion of Lot 6A, Block 25, PEREA ADDN zoned SU-2 DNA-MUM, located on **1025 LOMAS BLVD NW (J-13) APPROVAL WITH CONDITIONS**
19. **14ZHE-80180** **Project# 1010153** **RANDY BAKER** requests a special exception to Section 14-16-2-21(B)(1) and 14-16-2-20(B)(5): a **CONDITIONAL USE** to allow retail sales and outdoor sales in a M2 zone (sale of growlers and six packs at proposed brewery) for all or a portion of Lot 1-12, 3-6, Block 5, 6, FRANCISCAN ADDN, ALVARADO ADDN zoned M-2, located on **1912 2ND ST NW (H14) APPROVAL WITH CONDITIONS**
20. **14ZHE-80181** **Project# 1010154** **MICHELLE MANNING (GARCIA/KRAEMER & ASSOC., AGENT)** requests a special exception to Pg 107 of the Nob Hill Highland SDP 14-16-2-9(B), and 14-16-2-6(B)(7): a **CONDITIONAL USE** to allow for proposed counseling as a home occupation for all or a portion of Lot 24, Block 21, HAROLD J GANNONS zoned MR, located on **4919 MARQUETTE AV NE (K-17) APPROVAL WITH CONDITIONS**
21. **14ZHE-80182** **Project# 1010156** **EXTRA SPACE PROPERTIES 28 LLC (JAMES L. RASMUSSEN, AGENT)** requests a special exception to Section 14-16-2-17(B)(22): a **CONDITIONAL USE** to allow an existing storage facility in a C-2 (SC) zone for all or a portion of Lot A1A1, HUBBELL PLAZA zoned C-2(SC), located on **140 AIRPORT DR NW (K-10) APPROVAL**
22. **14ZHE-80095** **Project# 1010056** **ROY SOLOMON (RAIMUND MCCLAIN AIA, AGENT)** requests a special exception to Section 14-16-2-18(A)(1) and 14-16-2-17(A)(10)(d)(1): a **VARIANCE** of 14' height to the max 26' height for proposed free standing sign for all or a portion of Lot A1B1, ACME ACRES zoned C-3, located on **3600 CUTLER AVE NE (H-17) APPROVAL WITH CONDITIONS**
23. **14ZHE-80096** **Project# 1010056** **ROY SOLOMON (RAIMUND MCCLAIN AIA, AGENT)** requests a special exception to Section 14-16-2-18(A)(1) and 14-16-2-17(A)(10)(d)(1): a **VARIANCE** of 14' height to the max 26' height for proposed free standing sign for all or a portion of Lot A1B1, ACME ACRES zoned C-3, located on **3600 CUTLER AVE NE (H-17) APPROVAL WITH CONDITIONS**

24. **14ZHE-80169** **Project# 1010142** **MILTON VERNON** requests a special exception to Pg. 87, (3.g.) of the Sawmill-Wells Park SDP: a VARIANCE of 8' to the required 25' front yard setback for a garage addition for all or a portion of Lot 7 & 8, Block 6, ANDERSON ADDN NO 2 zoned S-R, located on **1308 FORRESTER ST NW (J-14) CONTINUED TO SEPTEMBER 16TH HEARING**
25. **14ZHE-80170** **Project# 1010142** **MILTON VERNON** requests a special exception to Pg. 87, (3.h.) of the Sawmill-Wells Park SDP: a VARIANCE of 14% to the maximum 50% building frontage width of a garage for all or a portion of Lot 7 & 8, Block 6, ANDERSON ADDN NO 2 zoned S-R, located on **1308 FORRESTER ST NW (J-14) CONTINUED TO SEPTEMBER 16TH HEARING**
26. **14ZHE-80171** **Project# 1010142** **MILTON VERNON** requests a special exception to Pg. 101, (E) of the Sawmill-Wells Park SDP: a VARIANCE of 3' to the required 10' separation requirement between residential buildings for all or a portion of Lot 7 & 8, Block 6, ANDERSON ADDN NO. 2 zoned S-R, located on **1308 FORRESTER ST NW (J-14) CONTINUED TO SEPTEMBER 16TH HEARING**
27. **14ZHE-80174** **Project# 1010149** **DIANE GUTIERREZ (TY HANNAMANN, AGENT)** requests a special exception to Section 14-16-2-6(E)(4)(a): a VARIANCE of 1' 3" to the required 5' side yard setback to allow a proposed addition for all or a portion of Lot 7, Block 12, MONKBRIDGE ADDN zoned R-1, located on **514 HEADINGLY AV NW (G-14) APPROVAL WITH CONDITIONS**
28. **14ZHE-80175** **Project# 1010149** **DIANE GUTIERREZ (TY HANNAMANN, AGENT)** requests a special exception to Section 14-16-2-6(E)(4)(b): a VARIANCE of 4" to the required 10' separation to allow a proposed addition for all or a portion of Lot 7, Block 12, MONKBRIDGE ADDN zoned R-1, located on **514 HEADINGLY AV NW (G-14) APPROVAL WITH CONDITIONS**
29. **14ZHE-80179** **Project# 1010152** **JESSE HERRON (MICHELLE NEGRETTE- STRATA DESIGN, AGENT)** requests a special exception to Pg 93(5.j) of the Sawmill-Wells Park SDP: a VARIANCE of 3' to allow a proposed 6' fence facing the right-of-way along Bellamah and Kinley for all or a portion of Lot A, GONZALES, CHARLES B. zoned SR, located on **1100 BELLAMAH AV NW (J-13) APPROVAL WITH CONDITIONS**