



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

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) |
|----|-------------------------|-------------------------|--|

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) |
| 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) |

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)**
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)**
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)**
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)**
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)**
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)**
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)**
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)**
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)**
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)**
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)**

15. **14ZHE-80184** **Project#** **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)**
1010157
16. **14ZHE-80120** **Project#** **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)**
1010090

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM 16

IF YOU ARE AGENDA ITEMS 16-28

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

17. **14ZHE-80149** **Project#** **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)**
1010118
18. **14ZHE-80172** **Project#** **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)**
1010146
19. **14ZHE-80180** **Project#** **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)**
1010153
20. **14ZHE-80181** **Project#** **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)**
1010154
21. **14ZHE-80182** **Project#** **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)**
1010156
22. **14ZHE-80095** **Project#** **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)**
1010056

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)
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)
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)
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)
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)
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)
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)