



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, SEPTEMBER 16, 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.*

OLD BUSINESS:

- | | | | |
|----|--------------------|-----------------------------|---|
| 1. | 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) |
| 2. | 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) |
| 3. | 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) |
| 4. | 14ZHE-80102 | Project#
1010064 | CHENG WEI requests a special exception to Section 14-16-2-16(B)(5): a CONDITIONAL USE to allow a proposed community residential program for all or a portion of Lot LD-72-395, Block 6, PLAZA EAST CONDOMINIUM zoned C-1, located on 8338 COMANCHE RD NE UNIT C-D (G-19) |

5. **14ZHE-80112** **Project#** **ERIC C. JOHNSON** requests a special exception to Pg 46, South Broadway SDP and 14-16-2-17(A)(13)(b): a **CONDITIONAL USE** for a proposed retail outlet for small motorbikes for all or a portion of Lot 6A, Block 38, **EASTERN ADDN REPLAT OF LOTS 7, 8 & 9** zoned **SU-2 NCR**, located on **406 AVENIDA CESAR CHAVEZ SE (L-14)**
1010076
6. **14ZHE-80146** **Project#** **GEORGE DAVIS (WILLIAM LUTHER, AGENT)** requests a special exception to Section 14-16-4-13: a status established building review to allow two existing dwelling units on a R-1 lot for all or a portion of Lot 24, Block 44, **UNIVERSITY HEIGHTS** zoned **R-1**, located on **401 WELLESLEY DR SE (K-16)**
1010114
7. **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, **MENAU DEVELOPEMENT AREA** zoned **M-1**, located on **2007 CANDELARIA RD NE (H-15)**
1010118
8. **14ZHE-80093** **Project#** **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)**
1010041

NEW BUSINESS:

9. **14ZHE-80193** **Project#** **CHRISTOPHER RICHTER (ANNE MARIE DENNIS, AGENT)** requests a special exception to Pg 38 of the **LA CUEVA SECTOR PLAN**: a **VARIANCE** for proposed sign letter size of 18" & height/width of sign in excess of 2' allowed for south side for all or a portion of Lot 1A1, **VENTURA PLACE** zoned **SU-2 MIXED USE**, located on **8810 HOLLY AVE NE (C-20)**
1010194
10. **14ZHE-80205** **Project#** **CHRISTOPHER RICHTER (ANNE MARIE DENNIS, AGENT)** requests a special exception to Pg 38 of the **LA CUEVA SECTOR PLAN**: a **VARIANCE** for proposed sign letter size of 18" & height/width of sign in excess of 2' allowed for east side for all or a portion of Lot 1A1, **VENTURA PLACE** zoned **SU-2 MIXED USE**, located on **8810 HOLLY AVE NE (C-20)**
1010194
11. **14ZHE-80206** **Project#** **CHRISTOPHER RICHTER (ANNE MARIE DENNIS, AGENT)** requests a special exception to Pg 38 of the **LA CUEVA SECTOR PLAN**: a **VARIANCE** for proposed sign letter size of 18" & height/width of sign in excess of 2' allowed for west side for all or a portion of Lot 1A1, **VENTURA PLACE** zoned **SU-2 MIXED USE**, located on **8810 HOLLY AVE NE (C-20)**
1010194
12. **14ZHE-80202** **Project#** **KETAN PATEL (JAMIL MAHBOUH, AGENT)** requests a special exception to Pg 60 **DOWNTOWN 2025 SDP** and Section 14-16-2-24(A): a **VARIANCE** of 75% required transparency for window display for signage for all or a portion of Lot 20, Block 10, **ORIGINAL TOWNSITE OF ABQ** zoned **SU-3 ARTS & ENTERTAINMENT FOCUS**, located on **317 CENTRAL AV NW (K-14)**
1010201
13. **14ZHE-80185** **Project#** **PULTE HOMES OF NEW MEXICO DIVISION (ISAACSON & ARFMAN, PA, AGENT)** requests a special exception to Section 14-16-2-8(E)(3)(a): a **VARIANCE** of 2" to the side yard setback requirement on a corner lot of 10' for all or a portion of Lot 84, **THE BOULDERS PHASE II** zoned **R-LT**, located on **9504 IRON ROCK DR NW (B-11)**
1010171
14. **14ZHE-80194** **Project#** **JONATHAN MCCORMICK** requests a special exception to Section 14-16-3-19(A)(2)(a): a **VARIANCE** of 2' for the required 6' wall height on the public side (side & rear) for a total of 8' for all or a portion of Lot 15A-P2, **VILLA LAS MANANITAS** zoned **R-1**, located on **2200 WILDER LN NW (H-13)**
1010195
15. **14ZHE-80186** **Project#** **MARK O LEE** requests a special exception to Section 14-16-2-6(E)(1): a **VARIANCE** of 20' to the required 20' front yard setback for a proposed structure for all or a portion of Lot 39A, Block 90, **SNOW HEIGHTS ADDN** zoned **R-1**, located on **11209 ELVIN AVE NE (H21)**
1010175

16. **14ZHE-80191** **Project#** **RONALD UILKIE** requests a special exception to Pg. 71 (5)(c) of the UNIVERSITY NEIGHBORHOODS SDP: a VARIANCE request of 3' to the 15' rear yard setback to allow a proposed addition for all or a portion of Lot 24, Block 18, UNIVERSITY HEIGHTS ADDN zoned SU-2 DR, located on **201 PRINCETON DR SE (K-16)**
1010192

*******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-80198** **Project#** **MARIA ELENA MAESTAS** requests a special exception to Section 14-16-2-6(E)(5)(a): a VARIANCE request of 10' to the required 15' rear yard setback to allow a proposed new construction for all or a portion of Lot 38-P1, CANDELARIA VILLAGE zoned R-1, located on **1459 VALLE LA NW (G-13)**
1010199
18. **14ZHE-80199** **Project#** **MARIA ELENA MAESTAS** requests a special exception to Section 14-16-2-6(D)(2)(a)(2): a VARIANCE request of 8' to the required 50' width to allow a proposed lot for all or a portion of Lot 38-P1, CANDELARIA VILLAGE zoned R-1, located on **1459 VALLE LA NW (G-13)**
1010199
19. **14ZHE-80197** **Project#** **JOSE F MOYA (ANTHONY M VARGAS, AGENT)** requests a special exception to Section 14-16-2-6(E)(4)(a): a VARIANCE of 4'6" to the 5' minimum required side yard setback for a proposed carport for all or a portion of Lot 24, Block 120C, PRINCESS JEANNE PARK ADDN zoned R-1, located on **11620 MARQUETTE AVE NE (K-21)**
1010198
20. **14ZHE-80201** **Project#** **JOSE F MOYA (ANTHONY M VARGAS, AGENT)** requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow a carport in the front yard setback area for all or a portion of Lot 24, Block 120C, PRINCESS JEANNE PARK ADDN zoned R-1, located on **11620 MARQUETTE AVE NE (K-21)**
1010198
21. **14ZHE-80190** **Project#** **STEVE GARCIA (DANIEL RAMOS, AGENT)** requests a special exception to Section 14-16-2-17(B)(20): a CONDITIONAL USE to allow uses in a tent more than 14 days a year for all or a portion of Lot 1A, Block 6, PARIS ADDITION zoned C-2 (OR SU-2 NFTOD), located on **1220 4TH ST NW (J14)**
1010191
22. **14ZHE-80195** **Project#** **DIGREGORY BROTHERS INC.** requests a special exception to Pg 31 B.2. of the HUNNING HIGHLAND SDP: a CONDITIONAL USE to allow proposed RT uses for proposed new townhomes for all or a portion of Lots 4,5,6, Block 9, HUNNING HIGHLAND zoned SU-2 MR, located on **115,119,121 ARNO ST SE (K-14)**
1010196
23. **14ZHE-80207** **Project#** **DIGREGORY BROTHERS INC.** requests a special exception to Pg 32 B.5. of the HUNNING HIGHLAND SDP: a CONDITIONAL USE to allow proposed parking structure (underground) for a new development for all or a portion of Lots 4,5,6, Block 9, HUNNING HIGHLAND zoned SU-2 MR, located on **115,119,121 ARNO ST SE (K-14)**
1010196

24. **14ZHE-80200** **Project# 1010200** **GILBERT GARCIA** requests a special exception to Section 14-16-2-16(B)(15): A CONDITIONAL USE to allow a proposed print shop in a C-1 zone for all or a portion of Lots 5,6,7,& 8, Block 6, ENCHANTED MESA zoned C-1, located on **11811MENAUL BLVD NE** (H-22)
25. **14ZHE-80196** **Project# 1010197** **KAREN L PALMER** requests a special exception to Section 14-16-2-17(B)(13): a CONDITIONAL USE to allow existing outdoor storage and sales of accessory buildings for all or a portion of Lot B2, Block 1, EAST CENTRAL BUSINESS ADDN zoned SU-2 EG-C, located on **10950 CENTRAL AVE SE** (L-21)
26. **14ZHE-80188** **Project# 1010184** **ALAN SONNTAG** requests a special exception to Section 14-16-3-19(A)(2)(b): a CONDITIONAL USE to allow an existing 6' fence at property line of rear yard which is contiguous to a front yard for all or a portion of Lot 28, Block 7, PANORAMA ESTATES UNIT 1 zoned R-1, located on **2008 ELAINE PL NE** (H22)
27. **14ZHE-80189** **Project# 1010190** **JIM AND JUDY BEXFIELD (KRIS CALLORI, AGENT)** requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE for a proposed carport in the side yard setback area for all or a portion of Lots 16 & 17, Block 34, UNIVERSITY HEIGHTS zoned R-1, located on **215 RICHMOND DR SE** (K16)
28. **14ZHE-80192** **Project# 1010193** **YOLANDA YOUNGER (PAUL D SANTILLANES, AGENT)** requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow a proposed carport within the front yard area for all or a portion of Lot WW, Block 4, THE PALISADES ADDN zoned R-1, located on **5157 LOMAS DE ATRISCO RD NW** (J-11)
29. **14ZHE-80187** **Project# 1010179** **PATRICK AND DENALL RIFE** requests a special exception to Section 14-16-2-6(B)(12): a CONDITIONAL USE to allow for a proposed shade structure within the required rear yard setback area for all or a portion of Lot 10-P1, Block 15, SALTILLO UNIT 1 zoned R-1, located on **10901 ZAFIRO ST NW** (A10)