



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

TUESDAY, OCTOBER 21, 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-80112 | Project#
1010076 | 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) APPROVED WITH CONDITIONS |
| 2. | 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) DEFERRED TO NOVEMBER |
| 3. | 14ZHE-80202 | Project#
1010201 | 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) APPROVED WITH CONDITIONS |
| 4. | 14ZHE-80194 | Project#
1010195 | 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) APPROVED WITH CONDITIONS |

5. **14ZHE-80186** **Project# 1010175** **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) APPROVED WITH CONDITIONS**
6. **14ZHE-80198** **Project# 1010199** **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) CONTINUANCE TO NOVEMBER HEARING**
7. **14ZHE-80199** **Project# 1010199** **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) CONTINUANCE TO NOVEMBER HEARING**
8. **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) APPROVED WITH CONDITIONS**

NEW BUSINESS:

9. **14ZHE-80203** **Project# 1010202** **FORREST EVANS** requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE request of 3' to the 3' maximum height allowed for an existing fence in the required front yard setback area for all or a portion of Lot 5A, SIERRA VISTA ADDN zoned R-1, located on **2825 SIERRA VISTA ST SW (H-13) DEFERRED TO NOVEMBER**
10. **14ZHE-80204** **Project# 1010203** **GERRI ROMERO (ALEX LUJAN, AGENT)** requests a special exception to Pg 87 GENERAL REGS 3.g of the Sawmill Wells Park SDP: a VARIANCE of 14' to the required 25' street facing property line for a proposed garage addn for all or a portion of Lots 11-12, Block 6, ALBRIGHT & MOORE ADDN zoned S-R, located on **1302 6TH ST NW (J-14) APPROVED WITH CONDITIONS**
11. **14ZHE-80208** **Project# 1010207** **RICHARD J. WILLIAMS (AUSTIN'S CARPORTS, 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 12, Block 4, GRANDVIEW HEIGHTS zoned R-1, located on **1205 NAKOMIS DR NE (J-22) APPROVED WITH CONDITIONS**
12. **14ZHE-80209** **Project# 1010212** **MARY VIGIL (SANDIA SUNROOMS, AGENT)** requests a special exception to Section 14-16-2-6-(B)(3): a CONDITIONAL USE To allow for a carport in the front yard setback for all or a portion of Lot 19, FIELD ADDN zoned R-1, located on **500 62ND ST SW (K-11) APPROVED WITH CONDITIONS**
13. **14ZHE-80210** **Project# 1010212** **MARY VIGIL (SANDIA SUNROOMS, AGENT)** requests a special exception to Section 14-16-2-6(E)(4)(a): a VARIANCE of 4' to the 5' side yard setback for a proposed carport for all or a portion of Lot 19, FIELD ADDN zoned R-1, located on **500 62ND ST SW (K-11) APPROVED WITH CONDITIONS**
14. **14ZHE-80211** **Project# 1010213** **SAMUEL HAWKINS** requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 3' to allow an existing 6' fence in the front yard setback area for all or a portion of Lot 15, Block F, SAN GABRIEL VILLAGE UNIT 2 zoned R-1, located on **10412 CIELITO LINDO NE (G-21) APPROVED WITH CONDITIONS**

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #15

IF YOU ARE AGENDA ITEMS 15-27

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

15. **14ZHE-80212** **Project#** **JEFF VANDENBURG** requests a special exception to Section 14-16-2-8(B)(1) and 14-16-2-6(B)(12): a **CONDITIONAL USE** to allow a covered patio structure in the required rear yard setback area for all or a portion of Lot 17-P-1, Block 9, **HIGHLANDS AT ANDERSON HILLS** zoned R-LT, located on **10020 RIO CANON AVE SW (P-9)** **APPROVED WITH CONDITIONS**
16. **14ZHE-80213** **Project#** **DAVID E CHAVEZ** requests a special exception to Section 14-16-3-19(A)(2)(a): a **VARIANCE** request of 2' to allow a proposed 8' rear yard wall facing a public right of way for all or a portion of Lot 3, Block 1, **UNSER CLIFFS** zoned R-1, located on **6609 RIM ROCK CIR NW (D-10)** **APPROVED WITH CONDITIONS**
17. **14ZHE-80214** **Project#** **JOEY OR SILVIA VELASQUEZ** requests a special exception to Section 14-16-3-19(A)(2)(a): a **VARIANCE** of 3' to allow a 6' wrought iron fence in the required front yard setback for all or a portion of Lot M, Block 1, **OSAGE ADDN NO. 4** zoned R-1, located on **147 LA MEDIA RD SW (K-12)** **DEFERRED TO NOVEMBER**
18. **14ZHE-80215** **Project#** **JOEY OR SILVIA VELASQUEZ** requests a special exception to Section 14-16-3-19(A)(2)(b): a **CONDITIONAL USE** to allow an existing 6' wall in the side yard which is contiguous to a front yard for all or a portion of Lot M, Block 1, **OSAGE ADDN NO. 4** zoned R-1, located on **147 LA MEDIA RD SW (K-12)** **DEFERRED TO NOVEMBER**
19. **14ZHE-80217** **Project#** **BEN AND AMY STURGE** requests a special exception to Pg 31 (B)(2) of Huning Highland SDP: a **CONDITIONAL USE** to allow RT uses for a proposed lot split for all or a portion of Lot 12, Block 42, **HUNING HIGHLAND ADDN** zoned SU-2 MR, located on **222 HIGH STREET SE (K-14)** **APPROVED WITH CONDITIONS**
20. **14ZHE-80218** **Project#** **BEN AND AMY STURGE** requests a special exception to Pg 31 (B)(2) of Huning Highland SDP and Section 14-16-2-9(D)(3): a **VARIANCE** of 460' to the minimum 3600 sq ft lot area for the proposed address of 715 Silver SE for all or a portion of Lot 12, Block 42, **HUNING HIGHLAND ADDN** zoned SU-2 MR, located on **222 HIGH STREET SE (K-14)** **APPROVED WITH CONDITIONS**
21. **14ZHE-80219** **Project#** **BEN AND AMY STURGE** requests a special exception to Pg 31 (B)(2) of Huning Highland SDP and Section 14-16-2-9(E)(4)(a): a **VARIANCE** of 1.5' to the required minimum 15' rear yard setback for 222 High Street SE for all or a portion of Lot 12, Block 42, **HUNING HIGHLAND ADDN** zoned SU-2 MR, located on **222 HIGH STREET SE (K-14)** **APPROVED WITH CONDITIONS**

22. **14ZHE-80220** **Project# 1010218** **BEN AND AMY STURGE** requests a special exception to Pg 31 (B)(2) of Huning Highland SDP and Section 14-16-2-9(E)(4)(a): a VARIANCE of 3'10" to the required minimum 15' rear yard setback for the proposed address of 715 Silver SE for all or a portion of Lot 12, Block 42, HUNING HIGHLAND ADDN zoned SU-2 MR, located on **222 HIGH STREET SE** (K-14) **APPROVED WITH CONDITIONS**
23. **14ZHE-80221** **Project# 1010219** **EDIK MANUKYAN** requests a special exception to Section 14-16-2-6(B)(14)(a)(2): a CONDITIONAL USE for a proposed 4' wall with gates in the required front setback for all or a portion of Lot 3, Block 11, BEL-AIR zoned R-1, located on **2437 PALOMAS DR NE** (H-18) **DEFERRED TO NOVEMBER**
24. **14ZHE-80222** **Project# 1010220** **WESTERN ALBUQUERQUE LAND HOLDINGS LLC (TIERRA WEST LLC, AGENT)** requests a special exception to Section 14-16-2-16(B)(19): a CONDITIONAL USE to allow retail sales of gasoline with 6 two-sided fueling dispenser units for all or a portion of Lot 1A1, EL RANCHO ATRISCO PHASE 3 zoned SU-1 PLANNED OFFICE PARK AND COMMERCIAL DEVELOPMENT, located on **1820 UNSER BLVD NW** (H-09) **APPROVED WITH CONDITIONS**
25. **14ZHE-80223** **Project# 1010220** **WESTERN ALBUQUERQUE LAND HOLDINGS LLC (TIERRA WEST LLC, AGENT)** requests a special exception to Section 14-16-2-16(B)(19): a CONDITIONAL USE to allow for drive-up service window for a pharmacy for all or a portion of Lot 1A1, EL RANCHO ATRISCO PHASE 3 zoned SU-1 PLANNED OFFICE PARK AND COMMERCIAL DEVELOPMENT, located on **1820 UNSER BLVD NW** (H-09) **APPROVED WITH CONDITIONS**
26. **14ZHE-80224** **Project# 1010221** **JULIEN ORBENSEN - DUSTIN ORBENSEN (KYLE JOHNSON, AGENT)** requests a special exception to Pg 85 of the Los Duranes SDP and Section 14-16-2-5(A)(1) & 14-16-2-4(A)(2): a VARIANCE request of 1/2 acre to the lot size requirement of 1 acre to allow commercial agricultural activity for all or a portion of Lot 1, DURAN zoned SU-2 for LD RA-2, located on **2900 DAMACIO RD NW** (H12) **DENIAL**
27. **14ZHE-80225** **Project# 1010223** **JNANIDEVA SHANMUGA (KRAMER WOODARD, AGENT)** requests a special exception to Section 14-16-2-6(E)(5)(a): a VARIANCE of 7' to the required 15' rear yard setback for proposed studio addition for all or a portion of Lot 14, Block 7, MONTEREY HILLS ADDN zoned R-1, located on **3224 MONTEREY AVE SE** (L-16) **APPROVED WITH CONDITIONS**