



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, JULY 20, 2010 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

Roberto Albertorio, Esq., Zoning Hearing Examiner
Andrew Garcia, Interim Deputy Zoning Hearing Examiner
Lucinda Montoya, Administrative Assistant

For Inquiries Regarding This Agenda, Please Call Lucinda Montoya at (505) 924-3918.

PLEASE ADDRESS ALL CORRESPONDENCE TO:

Roberto Albertorio, 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 Lucinda Montoya at (505) 924-3918.*

INTERPRETER REQUIRED:

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|----|-------------------------|-------------------------|---|
| 1. | *IR* 10ZHE-80221 | Project# 1008386 | JAVIER GUTIERREZ request(s) a special exception to Section 14-16-2-6(E)(1): a VARIANCE of 6' to the 20' front yard setback area requirement to allow a proposed addition on all or a portion of Lot(s) 11, Block(s) 7, CANNON ADDN zoned R-1, located at 316 LANSING DR SW (L-13) |
| 2. | *IR* 10ZHE-80195 | Project# 1008358 | JORGE BURCIAGA request(s) a special exception to Section 14-16-3-3(A)(4)(a)(1): a VARIANCE of 3' to the 3' wall height allowance for an existing 6' high wall in the front yard setback area on all or a portion of Lot(s) 1, Block(s) B, ATRISCO VILLAGE JT zoned R-1, located at 10812 CARTAGENA AVE SW (M-8) |
| 3. | *IR* 10ZHE-80194 | Project# 1008356 | OLMERI ARIAS request(s) a special exception to Section 14-16-2-6(B)(5) and 14-16-2-8(B)(1): a CONDITIONAL USE to allow a family daycare home for up to 12 children on all or a portion of Lot(s) 11-P1, Block(s) 5, SUNDORO SOUTH UNIT 3 zoned SU-2 R-LT, located at 9519 AKUTAN CT NW (J-8) |
| 4. | *IR* 10ZHE-80193 | Project# 1008353 | ALBERT GARCIA request(s) a special exception to Section 14-16-2-6(B)(14): a CONDITIONAL USE to allow for a wall over 3' in height in the front yard setback area for an existing 5' high wall on all or a portion of Lot(s) 11, Block(s) 103, BRENTWOOD HILLS zoned R-1, located at 11611 MORENCI AVE NE (H-22) |

OLD BUSINESS:

5. *IR* 09ZHE-80446 **Project# 1008123** **SERGIO PARRA** request(s) a special exception to Section 14-16-2-9(E)(4)(A) and 14-16-2-9(E)(4)(a): a VARIANCE of 14' to the 15' rear yard setback area requirement for an existing carport on all or a portion of Lot(s) 4, Block(s) 3, TAPIA MEADOWS zoned R-T, located at **1057 RIGEL ST SW** (L-12)
6. 09ZHE-80447 **Project # 1008126** **MICHAEL VON BLOMBERG** request(s) a special exception to Barela's SDP Pg. 71 SU-2/R-1 and Section 14-16-2-6(B)(3)(a): a VARIANCE of 3' to the 3' side yard setback area requirement for an existing carport in the front yard setback area on all or a portion of Lot(s) 8A, REALTY SALES CO FIRST ADDN zoned SU-2/R-1, located at **608 7 TH SW** (K-14)
7. 09ZHE-80448 **Project# 1008126** **MICHAEL VON BLOMBERG** request(s) a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 9' to the 10' distance separation requirement between an existing carport and dwelling on all or a portion of Lot(s) 8A, REALTY SALES CO FIRST ADDN zoned SU-2/R-1, located at **608 7TH SW** (K-14)
8. 10ZHE-80095 **Project# 1008247** **STEVEN MCWILLIAMS** request(s) a special exception to Section 14-11-7: a SOLAR RIGHTS request for existing solar panels in an RA-2 zone on all or a portion of Lot(s) 6, ALVARADO GARDENS UNIT 1 zoned RA-2, located at **2824 RIO GRANDE BLVD NW** (G-13)
9. 10ZHE-80118 **Project# 1008285** **JESSE KOLLBOKER** request(s) a special exception to Section 14-16-3-19(3)(A): a VARIANCE of 3' to the 3' fence height allowance for a proposed 6' high fence within 5' of the public right of way on all or a portion of Lot(s) 355, MRGCD MAP 41 zoned SU-2 HC, located at **2305 BROADWAY SE** (L-14)
10. 10ZHE-80167 **Project# 1008318** **DAVID STEIDLEY (ERIC SPURLOCK, AGENT)** request(s) a special exception to Section 14-16-2-6(B)(1) and 14-16-2-8(B)(1): a CONDITIONAL USE to allow a proposed accessory living quarters on all or a portion of Lot(s) 105-P1, Block(s) 2, LAS TERRAZAS zoned R-LT, located at **8435 RIO VERDE PL NW** (C-12)
11. 10ZHE-80026 **Project# 1008171** **JONATHAN TRUJILLO** request(s) a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for a propsoed carport in the front yard setback area on all or a portion of Lot(s) 6, Block(s) 13, BEL AIR zoned R-1, located at **2619 QUNICY ST NE** (H-17)
12. 10ZHE-80027 **Project# 1008171** **JONATHAN TRUJILLO** request(s) a special exception to Section 14-16-2-6(B)(14): a CONDITIONAL USE to allow for a fence over 3' in height in the front yard setback area for an existing 5' high fence on all or a portion of Lot(s) 6, Block(s) 13, BEL AIR zoned R-1, located at **2619 QUNICY ST NE** (H-17)
13. 10ZHE-80103 **Project# 1008260** **MANUEL SCOTT C DE BACA** request(s) a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for an existing carport in the front yard setback area on all or a portion of Lot(s) 5, Block(s) 13, BEL AIR zoned R-1, located at **2625 QUINCY NE** (H-17)
14. 10ZHE-80094 **Project# 1008246** **DIEGO GARCIA (ROBERT RAYNER, AGENT)** request(s) a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for an existing carport in the front yard setback area on all or a portion of Lot(s) 211-A, RIO GRANDE HEIGHTS ADDN zoned R-1, located at **504 DOLORES DR SW** (K-11)

NEW BUSINESS:

15. 10ZHE-80198 **Project# 1008366** **EMILIO CHAVEZ (GILBERT AUSTIN, AGENT)** request(s) 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 on all or a portion of Lot(s) 23, Block(s) 107, BEL AIR zoned R-1, located at **2529 LA VETA DR NE** (H-18)

16. **10ZHE-80211** **Project# 1008378** **DAVE GRIEVES (GILBERT AUSTIN, AGENT)** request(s) 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 on all or a portion of Lot(s) 8, Block(s) 6, NEW KIMO ADDN zoned R-1, located at **2332 ALVARADO DR NE (H-18)**
17. **10ZHE-80212** **Project# 1008379** **DARREN OR CLAUDIA SALAZAR (GILBERT AUSTIN, AGENT)** request(s) 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 on all or a portion of Lot(s) 18, Block(s) 110, BEL AIR zoned R-1, located at **2438 MADERIA NE (H-18)**
18. **10ZHE-80191** **Project# 1008350** **CLEAR CHANNEL OUTDOOR, INC. (ANN JARRELL, AGENT)** request(s) a special exception to Section 14-16-2-17(A)(9)(c)2 and 14-16-2-18(A)(1): a VARIANCE of 23' to the 29' maximum height allowance for a proposed 52' high free-standing off-premise sign on all or a portion of Lot(s) B1B, BRENTWOOD PARK zoned C-3, located at **6001 BRENTWOOD LN NE (E-17)**
19. **10ZHE-80201** **Project# 1008369** **NOB HILL, LLC (DAC ENT., AGENT)** request(s) a special exception to Section Pg. 103 D.1.: a VARIANCE of 18" to the 18" maximum letter height allowance for a proposed wall mounted sign with 36" letters on all or a portion of Lot(s) 28A1, Block(s) 6, MONTE VISTA ADDN zoned CCR-1, located at **3339 CENTRAL AVE NE (K-16)**
20. **10ZHE-80202** **Project# 1008369** **NOB HILL, LLC (DAC ENT., AGENT)** request(s) a special exception to Section Pg. 103 D.1.: a VARIANCE of 18" to the 18" maximum letter height allowance for a proposed wall mounted sign with 36" letters on all or a portion of Lot(s) 28A1, Block(s) 6, MONTE VISTA ADDN zoned CCR-1, located at **3339 CENTRAL AVE NE (K-16)**
21. **10ZHE-80210** **Project# 1008377** **AT & T (DAVID ROMERO, AGENT)** request(s) a special exception to Section 14-16-3-17(A)(2)(a): a VARIANCE of 100' to the 100' setback area requirement from the property line of a residential zone for a proposed co-location of a wireless telecommunications facility on all or a portion of Lot(s) 3, HED zoned C-1, located at **7601 MONTGOMERY BLVD NE (F-19)**
22. **10ZHE-80199** **Project# 1008368** **THOMAS & SYLVIA GONZALES** request(s) a special exception to Section 14-16-2-6(E)(5)(a) and 14-16-2-14(B)REF 14-16-2-9(A)(1): a VARIANCE of 5' 9" to the 15' rear yard setback area requirement for a proposed addition on all or a portion of Lot(s) 51A-P1, TAOS AT THE TRAILS zoned R-D, located at **7127 CUCHILLO RD NW (C-9)**
23. **10ZHE-80200** **Project# 1008368** **THOMAS & SYLVIA GONZALES** request(s) a special exception to Section 14-16-2-6(E)(3)(a) and 14-16-2-14(B)REF 14-16-2-9(A)(1): a VARIANCE of 4' 3" to the 20' side yard setback area requirement on a corner lot for a proposed addition on all or a portion of Lot(s) 51A-P1, TAOS AT THE TRAILS zoned R-D, located at **7127 CUCHILLO RD NW (C-9)**
24. **10ZHE-80207** **Project# 1008375** **GENE J. STURNER** request(s) a special exception to Section 14-16-3-3(2)(A): a VARIANCE of 9' to the 20' front yard setback area requirement for a proposed accessory structure (garage) on all or a portion of Lot(s) 1B, OLD TOWN GARDENS zoned R-1, located at **2421 CONSUELO LN NW (J-13)**
25. **10ZHE-80208** **Project# 1008376** **KEVIN ROSENBERG & PHYLLIS PALMER (FOUR SEASONS SUNROOMS, AGENT)** request(s) a special exception to Section 14-16-2-6(E)(5)(a): a VARIANCE of 10' to the 15' rear yard setback area requirement for a proposed pool enclosure on all or a portion of Lot(s) 1, Block(s) 39, PARKLAND HILLS ADDN zoned R-1, located at **1107 RIDGECREST DR SE (L-17)**

26. **10ZHE-80209** **Project#** **KEVIN ROSENBERG & PHYLLIS PALMER (FOUR SEASONS**
1008376 **SUNROOMS, AGENT)** request(s) a special exception to Section 14-16-2-6(E)(3)(a): a VARIANCE of 17' to the 20' side yard setback area requirement for a proposed pool enclosure on a corner lot on all or a portion of Lot(s) 1, Block(s) 39, PARKLAND HILLS ADDN zoned R-1, located at **1107 RIDGECREST DR SE (L-17)**

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #27

IF YOU ARE AGENDA ITEMS #27 - #49

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

27. **10ZHE-80216** **Project#** **VERA GONZALES (PATRICK RUIZ, AGENT)** request(s) a special
1008383 exception to Section 14-16-2-6(E)(4): a VARIANCE of 10' to the 10' distance
separation requirement between an existing dwelling and accessory
structure on all or a portion of Lot(s) 30, Block(s) 4, COUNTRY CLUB ADDN
zoned R-1, located at **424 SYCAMORE ST NE (K-15)**
28. **10ZHE-80217** **Project#** **VERA GONZALES (PATRICK RUIZ, AGENT)** request(s) a special
1008383 exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 5' to the 5' side
yard setback area requirement to allow an existing addition on all or a
portion of Lot(s) 30, Block(s) 4, COUNTRY CLUB ADDN zoned R-1,
located at **424 SYCAMORE ST NE (K-15)**
29. **10ZHE-80222** **Project#** **DAMON & JO ELLEN BROWN (BOB GOLDEN, AGENT)** request(s) a
1008387 special exception to Section 14-16-3-3(A)(4)(a)(1): a VARIANCE of 2' 10" to
the 3' wall height allowance for a proposed 5' 10" high wall in the front yard
setback area on all or a portion of Lot(s) 5, LOMA DEL NORTE zoned R-1,
located at **8116 EDDY AVE NE (D-19)**
30. **10ZHE-80223** **Project#** **DAMON & JO ELLEN BROWN (BOB GOLDEN, AGENT)** request(s) a
1008387 special exception to Section 14-16-2-6(E)(4)(a): a VARIANCE of 4' 6" to the
10' side yard setback area requirement for an existing dwelling on all or a
portion of Lot(s) 5, LOMA DEL NORTE zoned R-1, located at **8116 EDDY**
AVE NE (D-19)
31. **10ZHE-80224** **Project#** **DAMON & JO ELLEN BROWN (BOG GOLDEN, AGENT)** request(s) a
1008387 special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 9' 6" to the
10' distance separation requirement between an existing shed and a
dwelling on all or a portion of Lot(s) 5, LOMA DEL NORTE zoned R-1,
located at **8116 EDDY AVE NE (D-19)**
32. **10ZHE-80203** **Project#** **TIM HOGSETT (KENT TRAUERNICHT, AGENT)** request(s) a special
1008371 exception to Section 14-16-3-10(E)(3)(a): a VARIANCE of 6' to the 6'
landscape area buffer requirement for a proposed addition on all or a portion
of Lot(s) A, FITZGERALD & DAVIDSON ADDN zoned C-3, located at **3601**
4TH ST NW (C-14)
33. **10ZHE-80129** **Project#** **CHUNG DO** request(s) a special exception to Section 14-16-2-9(B) and 14-
1008294 16-2-6(B)(3): a CONDITIONAL USE to allow a proposed carport in the front
yard setback area on all or a portion of Lot(s) 12A, LOMAS DEL CIELO
UNIT 2 zoned R-T, located at **1717 ROSS CT SE (L-15)**

34. **10ZHE-80218** **Project# 1008294** **CHUNG DO** request(s) a special exception to Section 14-16-3-19(A)(1)(a): a VARIANCE of 3' to the 3' wall height allowance for an existing 6' high wall in the front yard setback area on all or a portion of Lot(s) 12A, LOMAS DEL CIELO UNIT 2 zoned R-T, located at **1717 ROSS CT SE** (L-15)
35. **10ZHE-80219** **Project# 1008384** **JOHN & ALAURA NELOS (DOUGLAS SIMMS, AGENT)** request(s) a special exception to Section 14-16-3-3(A)(4)(a)(1): a VARIANCE of 2' to the 3' wall height allowance for a proposed 5' high wall in the front yard setback area on all or a portion of Lot(s) 11, Block(s) C, WESTPARK ADDN zoned R-1, located at **2026 ALHAMBRA AVE SW** (J-13)
36. **10ZHE-80196** **Project# 1008359** **MARK VANDERLINDEN (DAMON MADDOX, AGENT)** request(s) a special exception to Section 14-16-4-13: a STATUS ESTABLISHED BUILDING REVIEW on all or a portion of Lot(s) 19-22, Block(s) 5, PEREA ADDN zoned SU-2 SF, located at **1105 MARQUETTE AVE NW** (J-13)
37. **10ZHE-80189** **Project# 1008347** **IVAN BENAVIDEZ (JOSHUA SIMMS, AGENT)** request(s) a special exception to Section 14-16-2-6(B)(2): a CONDITIONAL USE to allow existing animal keeping (alpacas) in an R-1 zone on all or a portion of Lot(s) 128C2A1B2, MRGCD MAP 39 zoned R-1, located at **3711 LOMBARDY RD NW** (K-11)
38. **10ZHE-80190** **Project# 1008349** **OMAR'S RECYCLING (JOSEPH GONZALES, AGENT)** request(s) a special exception to Section 14-16-2-20(B)(i): a CONDITIONAL USE to allow a proposed salvage yard in an M-1 zone on all or a portion of Lot(s) 5-10, Block(s) 3, CITY REALTY CO. ADDN NO. 2 zoned M-1, located at **2930 SECOND ST NW** (H-14)
39. **10ZHE-80206** **Project# 1008374** **FRANCESCA KAY (KRIS WILLIAMS, AGENT)** request(s) a special exception to Section 14-16-2-17(B)(20): a CONDITIONAL USE to allow activity in a tent for a fireworks stand on all or a portion of Lot(s) D28, PRINCESS JEANNE PARK ADDN zoned C-2, located at **1414 EUBANK BLVD NE** (J-21)
40. **10ZHE-80214** **Project# 1008381** **HOSHEA LOVE** request(s) a special exception to Section 14-16-2-20(B)(5): a CONDITIONAL USE to allow proposed retailing of recycled items (cardboard, metals & other salvageable items) in an M-1 zone on all or a portion of Lot(s) 31, Block(s) B, MONKBRIDGE ADDN zoned M-1, located at **112 HEADINGLY AVE NW** (G-15)
41. **10ZHE-80215** **Project# 1008382** **PAMELA MUNOS** request(s) a special exception to Section 14-16-2-17(B)(11)(e): a CONDITIONAL USE to allow existing outdoor storage, as a principal use, of vehicles for more than one week on all or a portion of Lot(s) 39A, Block(s) 3, LA MESA zoned C-2, located at **7315 CENTRAL AVE NE** (K-19)
42. **10ZHE-80197** **Project# 1008361** **MARIA MAESTAS (WILLIAM CANIGLIA, AGENT)** request(s) a special exception to Section 14-16-2-6(B)(1): a CONDITIONAL USE to allow a proposed accessory living quarters in an R-1 zone on all or a portion of Lot(s) 38-P1, CANDELARIA VILLAGE zoned R-1, located at **1459 VALLE LANE NW** (G-13)
43. **10ZHE-80204** **Project# 1008372** **SERGIO ABRIOLA (RON LOBATO, AGENT)** request(s) a special exception to Section 14-16-2-6(B)(1): a CONDITIONAL USE to allow a proposed accessory living quarters in an R-1 zone on all or a portion of Lot(s) 1, Block(s) C, CENAROCA zoned R-1, located at **13901 SKYLINE RD NE** (L-23)
44. **10ZHE-80188** **Project# 1008346** **WILLIAM PRESTIEN** request(s) a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow an existing carport in the front and side yard setback areas on all or a portion of Lot(s) 18, Block(s) 39, BEL AIR zoned R-1, located at **2738 SIERRA DR NE** (H-17)
45. **10ZHE-80192** **Project# 1008352** **DEMETRIO VALDEZ** request(s) a special exception to Section 14-16-2-6(B)(3) and 14-16-2-9(B): a CONDITIONAL USE to allow an existing carport in the front yard setback area on all or a portion of Lot(s) 18, Block(s) 3, TAPIA MEADOWS zoned R-5, located at **1001 RIGEL ST SW** (L-12)

46. **10ZHE-80205** **Project# 1008373** **KRISTINE K. GUEST** request(s) a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow an existing carport in the front yard setback area on all or a portion of Lot(s) 9, Block(s) 10, HOFFMANTOWN zoned R-1, located at **2907 ALTEZ ST NE** (H-20)
47. **10ZHE-80220** **Project# 1008385** **TERESA IBARRA** request(s) a special exception to Section 14-16-2-6(B)(3) and 14-16-2-9(B): a CONDITIONAL USE to allow an existing carport in the front yard setback area on all or a portion of Lot(s) 14, Block(s) 1, TAPIA MEADOWS zoned R-T, located at **1708 SIRIUS AVE SW** (L-12)
48. **10ZHE-80213** **Project# 1008380** **RUTH ROBERTS (BILL MURRAY, AGENT)** request(s) 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 on all or a portion of Lot(s) 13, Block(s) 7, VICTORY ADDN UNIT 2 zoned R-1, located at **1108 PRINCETON DR SE** (L-16)
49. **10ZHE-80225** **Project# 1008388** **ANA G. GARAY (LETICIA MOLINA, AGENT)** request(s) a special exception to Section 14-16-2-6(B)(14)(a)(2) and 14-16-2-9(B): a CONDITIONAL USE to allow a wall over 3' in height in the front yard setback area for an existing 5' high wall on all or a portion of Lot(s) 54, Block(s) 4, DORADO VILLAGE UNIT 2 zoned R-T, located at **616 DORADO PL SE** (L-22)