



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

TUESDAY, JUNE 17, 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. | 14ZHE-80105 | Project#
1010067 | DANIEL D. CAIMI requests a special exception to Section 14-16-2-6(E)(4)(a): a VARIANCE of 5' to the required 5' side yard setback for a proposed dwelling for all or a portion of Lot 3, Block 20, BUENA VENTURA zoned R-1, located on 312 GARCIA ST NE (K-20) CONTINUED TO JULY 15 |
| 2. | 14ZHE-80106 | Project#
1010068 | DANIEL D. CAIMI requests a special exception to Section 14-16-2-6(E)(4)(a): a VARIANCE of 5' to the required 5' side yard setback for a proposed dwelling for all or a portion of Lot 4, Block 20, BUENA VENTURA zoned R-1, located on 312 GARCIA ST NE (K-20) CONTINUED TO JULY 15 |

OLD BUSINESS:

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|----|--------------------|-----------------------------------|---|
| 3. | 14ZHE-80082 | Project#
1010036 | PEDRO JULIO SABOGAL requests a special exception to Pg 99 of Nob Hill Highland SDP and Section 14-16-2-15(B)(9): a CONDITIONAL USE for a proposed retailing of food and drink for all or a portion of Lot 24, Block 42, UNIVERSITY HEIGHTS zoned OR-1, located on 3216 SILVER AVE SE (K-16) WITHDRAWN |
|----|--------------------|-----------------------------------|---|

4. **14ZHE-80036** **Project# 1009980** **FRANK AND EVELYN BARELA (DAC ZONING & LAND USE SERVICES, AGENT)** requests a special exception to Section 14-16-2-6(E)(1): a VARIANCE of 8' to the required 20' front yard setback for an existing addition for all or a portion of Lot 12, Block 7, HUNING CASTLE ADDN zoned R-1, located on **1617 LOS ALAMOS AVE SW (J-13) DENIAL**
5. **14ZHE-80039** **Project# 1009987** **XIYUAN MAN** requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 2' to the maximum 3' in the front yard setback for an existing 5' fence for all or a portion of Lot 23, CAVALIER ADDN zoned R-3, located on **237 PENNSYLVANIA ST NE (K-19) DEFERRED TO JULY**
6. **14ZHE-80072** **Project# 1010026** **JOHN BLOOMFIELD (WILLIAM MUTIDJO NEW LIFE HOMES, AGENT)** requests a special exception to Section 14-16-3-19(A)(2)(a)(1): a VARIANCE of 5' to the 3' height maximum to allow existing 8' fences for all or a portion of Lot 2A & 12A, Block 2, SANTILLA PLACE zoned C-2, located on **6101 CENTRAL AVE NE (K-18) APPROVAL WITH CONDITIONS**

NEW BUSINESS:

7. **14ZHE-80099** **Project# 1010061** **JAMES R AND LEIGH ANN COLE (MIKE SEIB, AGENT)** requests a special exception to PLAT OF THE ESTATES AT TANOAN NOTE 6: a VARIANCE of 5' to the required 10' side yard setback for a proposed dwelling for all or a portion of Lot 15 P-1, Block 1, THE ESTATES AT TANOAN zoned R-D, located on **10506 CITY LIGHTS DR NE (E-21) APPROVAL WITH CONDITIONS**
8. **14ZHE-80110** **Project# 1010072** **UR 414 COAL LLC** requests a special exception to Pg 14 MFR and 14-16-2-11(A)(1) & 14-16-2-9(E)(3)(a): a VARIANCE of 5' to the required 10' side yard setback for a proposed dwelling on a corner lot for all or a portion of Lot 17-A-2, 14TH & COAL UNIT 2 zoned SU-2 MFR, located on **620 14TH ST NW (K-13) APPROVAL**
9. **14ZHE-80111** **Project# 1010073** **UR 414 COAL LLC** requests a special exception to Pg 14 MFR and 14-16-2-11(A)(1) & 14-16-2-9(E)(3)(a): a VARIANCE of 5' to the required 10' side yard setback for a proposed dwelling on a corner lot for all or a portion of Lot 17-A-P2, Block 29, 14TH & COAL UNIT 1 zoned SU-2 MFR, located on **619 14TH ST NW (K-13) APPROVAL**
10. **14ZHE-80108** **Project# 1010070** **HIL DAVIDSON & THE RANGE CAFE (DAC ZONING & LAND USE SERVICES, AGENT)** requests a special exception to Section 14-16-3-10(E)(3)(a): a VARIANCE of 5' to the required 10' front landscape buffer for a proposed patio for all or a portion of Lot C & D5, NETHERWOOD PARK zoned C-3, located on **2200 MENAUL BLVD NE (H-16) APPROVAL WITH CONDITIONS**
11. **14ZHE-80100** **Project# 1010062** **DOMINIC SALAS** requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE for a existing 6' block wall in the front yard setback area. for all or a portion of Lot 6, Block 45, UNIVERSITY HEIGHTS zoned R-1, located on **410 WELLESLEY DR SE (K-16) DEFERRED TO JULY 15**
12. **14ZHE-80101** **Project# 1010063** **JOHN VON HOLLEN** requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 3' to the allowed 3' maximum height for a proposed wall for all or a portion of Lot 12, Block 5, LAFAYETTE TERRACE zoned SU-1 PRD, located on **3908 LAFAYETTE DR NE (G-16) APPROVAL WITH CONDITIONS**
13. **14ZHE-80098** **Project# 1010059** **THOMAS W MCINTOSH (AUSTIN CARPORTS, 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 4, Block 23, HOLIDAY PARK UNIT 7 zoned R-1, located on **11212 TIVOLI AV NE (G-22) APPROVAL WITH CONDITIONS**

14. **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) APPROVAL WITH CONDITIONS**
15. **14ZHE-80103** **Project# 1010065** **GWEN SUN** requests a special exception to Section 14-16-2-6(B)(1): a CONDITIONAL USE for an existing accessory living quarters for all or a portion of Lot 11, Block 1, GRANADA HEIGHTS zoned R-1, located on **211 HERMOSA DR SE (K-16) APPROVAL WITH CONDITIONS**
16. **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) DEFERRED TO SEPTEMBER 16**
17. **14ZHE-80107** **Project# 1010069** **JOTHAM MICHNOVICZ** requests a special exception to Section 14-16-2-17(B)(3): a CONDITIONAL USE approval for a proposed church use for all or a portion of Lot R, FAR NORTH SHOPPING CENTER zoned C-2(SC), located on **6300 SAN MATEO BLVD NE, SUITE F-1 (E-18) APPROVAL WITH CONDITIONS**
18. **14ZHE-80094** **Project# 1010048** **JR MALOUFF (CONSENSUS PLANNING, AGENT)** requests a special exception to Pg. 47, North I-25 Section 14-16-2-19(B) and 14-16-2-20(A)(4): a CONDITIONAL USE approval to allow outdoor storage of vehicles for all or a portion of Lot 15, 16, 17, & 18, Block 10, NORTH ALBUQUERQUE ACRES TRACT A UNIT B zoned SU-2 IP OR SU-2 NC, located on **9307 SAN PEDRO DR NE (C-18) APPROVAL WITH CONDITIONS**
19. **14ZHE-80097** **Project# 1010057** **BOB HERNANDEZ** requests a special exception to Section 14-16-2-20 (B) (6): a CONDITIONAL USE for proposed activities in a tent in the M-1 zone for all or a portion of Lot P, COLES INDUSTRIAL #2 zoned M-1, located on **3315 STANFORD NE (G-16) APPROVAL WITH CONDITIONS**
20. **14ZHE-80109** **Project# 1010071** **WALGREENS (DAC ZONING & LAND USE SERVICES, AGENT)** requests a special exception to Section 14-16-2-17(B)(18): a CONDITIONAL USE to allow for the proposed retail sale of alcoholic drink for off-premise consumption within 500' of a residential zone for all or a portion of Lot E4A1, ALBUQUERQUE SOUTH UNIT 3 zoned C-2, located on **9601 GIBSON BLVD SW (M-9) APPROVAL WITH CONDITIONS**
21. **14ZHE-80113** **Project# 1010078** **MICHAEL GAILLOUR, EMBARGO, LLC (JAMES B CLARK, AGENT)** requests a special exception to Sections 14-16-2-19(B) and 14-16-2-20(A)(4): a CONDITIONAL USE for automotive sales to include motorcycles for all or a portion of Lot 3, RICHFIELD PARK zoned SU-2 I-P OR SU-2 NC, located on **4509 ALMEDA BLVD NE (C-17) APPROVAL WITH CONDITIONS**