



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, JUNE 18, 2013 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
Vanessa F. King, City Hearing Monitor

For Inquiries Regarding This Agenda, Please Call Vanessa F. King at (505) 768-4503.

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 Vanessa F. King at (505) 768-4503.*

INTERPRETER REQUIRED:

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| 1. | *IR* 13ZHE-80534 | Project# 1009701 | ROGELIO AND MARIA PEREZ request(s) a special exception to Section 14-16-2-6(B)(14)(A)(2): a CONDITIONAL USE to allow an existing 5' wall in the front yard setback area for all or a portion of Lot(s) 27, Block(s) 159, VALENCIA VILLAGE zoned R-1, located on 728 59TH ST NW (J-11) |
| | | | APPROVED WITH CONDITIONS. |

OLD BUSINESS:

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| 2. | 13ZHE-80459 | Project# 1009615 | VINCENT DARCO (JOHN MARSH CONSTRUCTION, JOHN MARSH, AGENT) request(s) a special exception to Section 14-16-2-6(B)(14)(a)(1): a CONDITIONAL USE to allow a proposed 6' wall in the required front yard setback for all or a portion of Lot(s) A1, RAMBO AND CHAVEZ zoned R-1, located on 1059 SOLAR AVE NW (E-14) |
| | | | APPROVED WITH CONDITIONS. |

NEW BUSINESS:

3. **13ZHE-80526** **Project# 1009688** **KENNETH N. GELUSO (AUSTIN'S CARPORTS, 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 for all or a portion of Lot(s) 9, Block(s) 134, SNOW HEIGHTS ADDN zoned R-1, located on **9005 SNOW HEIGHTS BLVD NE (H-20)**
APPROVED WITH CONDITIONS.
4. **13ZHE-80531** **Project# 1009698** **STEVE R. RIVERA (AUSTIN'S CARPORTS, GILBERT AUSTIN, AGENT)** request(s) a special exception to Section 14-16-2-14(E)(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(s) 63, BOSQUE MEADOWS zoned R-D, located on **6468 BOSQUE MEADOWS PL NW (D-12)**
DENIED.
5. **13ZHE-80522** **Project# 1009677** **MR. AND MRS. WALTER MCCORT (GABRIEL PADILLA, AGENT)** request(s) a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow a proposed carport in the side yard setback area for all or a portion of Lot(s) 1, Block(s) 52, BEL-AIR SUBDIVISION zoned R-1, located on **2946 SIERRA DR NE (G-17)**
APPROVED WITH CONDITIONS.
6. **13ZHE-80536** **Project# 1009703** **EARL F. ALDON** 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 for all or a portion of Lot(s) 16, Block(s) 22, MONTEREY HILLS ADDN NO. 2 zoned R-1, located on **2937 SANTA CRUZ AV SE (L-16)**
APPROVED WITH CONDITIONS.
7. **13ZHE-80527** **Project# 1009690** **GUILLERMO MONGE** request(s) a special exception to Section 14-16-2-8(B) and 14-16-2-6(B)(12): a CONDITIONAL USE to allow a proposed covered patio in the required rear yard setback area for all or a portion of Lot(s) 14-P1, Block(s) 9, EL RANCHO GRANDE 1 UNIT 1 zoned R-LT, located on **8519 LONE PRAIRIE AVE SW (M-9)**
DEFERRED 7/16/13.
8. **13ZHE-80537** **Project# 1009704** **JESSIE MIERA** request(s) a special exception to Section 14-16-2-6(B)(12): a CONDITIONAL USE to allow a proposed patio cover within the rear yard setback area for all or a portion of Lot(s) 358-P1, RANCHO SERENO UNIT 5 zoned R-LT, located on **4012 RANCHO VISTOSO NW (C-12)**
APPROVED WITH CONDITIONS.
9. **13ZHE-80523** **Project# 1009680** **BRENDA COTA (RAFAEL GARCIA, AGENT)** request(s) a special exception to Section 14-16-2-6(B)(14)(a)(2): a CONDITIONAL USE to allow a proposed 5' wall in the front yard setback area for all or a portion of Lot(s) 13, Block(s) C, ATRISCO VILLAGE UNIT JT zoned R-1, located on **10601 CARTAGENA AV SW (M-8)**
APPROVED WITH CONDITIONS.
10. **13ZHE-80524** **Project# 1009682** **NOAH COOPERSTEIN** request(s) a special exception to Section 14-16-2-6(B)(14)(a)(2): a CONDITIONAL USE to allow a proposed 5' wall in the required front yard setback area for all or a portion of Lot(s) 20, Block(s) 7A, SANTILLA PLACE zoned R-1, located on **233 CAGUA DR NE (K-18)**
APPROVED WITH CONDITIONS.
11. **13ZHE-80525** **Project# 1009684** **JEANETTE ARCHULETEA** request(s) a special exception to Section 14-16-2-18(E)(1) and 14-16-2-6(B)(14): a CONDITIONAL USE for an existing fence to be up to 5' in the front yard setback area for all or a portion of Lot(s) 22, Block(s) 77, WESTGATE HEIGHTS ADDN UNIT NO. 4 zoned R-D, located on **1508 CAMINO SAN MARTIN CT SW (M-9)**
DEFERRED 7/16/13.

12. **13ZHE-80540** **Project# 1009707** **BRAINERD ANNE W. TRUSTEE (JAYSON BICE, AGENT)** request(s) a special exception to Section 14-16-2-18(B) and 14-16-2-17(B)(7): a CONDITIONAL USE to allow an existing dwelling unit in a C-2 zone for a watchman quarters for all or a portion of Lot(s) 10, Block(s) 33, TIJERAS PLACE ADDN zoned C-3, located on **5500 DOMINGO RD NE** (K-18)
WITHDRAWN.
13. **13ZHE-80521** **Project# 1009674** **FED EX, RANDY ARCHER (GARCIA'S TENTS AND EVENTS, BEN HERNANDEZ, AGENT)** request(s) a special exception to Section 14-16-2-19(B) and 14-16-2-20(B)(6): a CONDITIONAL USE for proposed tent activities in the IP zone for all or a portion of Lot(s) C, MERIDIAN BUSINESS PARK II zoned IP, located on **7601 LOS VOLCANES RD NW** (J-10)
DEFERRED 8/20/13.
14. **13ZHE-80520** **Project# 1009673** **KEOLAMPHANH MINGKHAMSAVATH, GOLDEN CHERRY LLC.,** request(s) a special exception to Section 14-16-2-15(B)(9): a CONDITIONAL USE to allow beer and wine for consumption on premises at an existing restaurant in an O-1 zone for all or a portion of Lot(s) A, LOS ALAMOS ADDN zoned O-1 OR SU-2 SFMX, located on **6100 4TH ST NW** (E-14)
DEFERRED 8/20/13.
15. **13ZHE-80529** **Project# 1009696** **ALAN AND RUTH IVENER TRUSTEES** request(s) a special exception to Section 14-16-2-17(B)(18): a CONDITIONAL USE for proposed retail sales of alcoholic drink for off premise consumption for all or a portion of Lot(s) 1, Tract(s) 1, MESA ENCANTADA zoned C-2, located on the **SE CORNER OF LYONS & PARADISE** (B-11)
APPROVED WITH CONDITIONS.
16. **13ZHE-80530** **Project# 1009697** **HANS GONZALES** request(s) a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 3' to the allowed 3' height for a proposed wall in the front yard setback area for all or a portion of Lot(s) 46, Block(s) 2, EL RANCHO ATRISCO UNIT NO. 2 zoned R-D, located on **3311 VISTA DEL SUR NW** (G-10)
APPROVED WITH CONDITIONS.
17. **13ZHE-80538** **Project# 1009705** **ANDRE CHACON** request(s) a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 2' to the 3' maximum height allowed for a proposed wall in the front yard setback area for all or a portion of Lot(s) 2, CHACON-LANDS zoned SU-2 LD RA-2, located on **3025 LOS ANAYAS RD NW** (G-12)
DEFERRED 7/16/13.
18. **13ZHE-80539** **Project# 1009706** **DAVID M. MOYA** request(s) a special exception to Section 14-16-3-19(A)(2)(a)2: a VARIANCE of 2'8" to the 6' maximum height allowed for an existing wall on a corner lot for all or a portion of Lot(s) 12-P1, Block(s) 20, EL RANCHO GRANDE 1 UNIT 4B zoned R-LT, located on **8401 TROTTER RD SW** (N-9)
APPROVED WITH CONDITIONS.
19. **13ZHE-80543** **Project# 1009074** **RICHARD MARTIN (TANYA SANCHEZ, AGENT)** request(s) a special exception to Section 14-16-3-19(A)(1)(a): a VARIANCE of 1' 6" to allow a proposed 9' 6" wall in the back yard setback area for all or a portion of Lot(s) 10, Block(s) 9, LOMA VISTA ADDN zoned R-1, located on **3309 WILWAY DR NE** (J-16)
APPROVED WITH CONDITIONS.

20. **13ZHE-80532** **Project#** **MELISSA AND MICHAEL JAECKS** request(s) a special exception to Section 14-16-2-9(e)(4)(a): a VARIANCE of 7' to the required 15' rear yard setback for a proposed addition for all or a portion of Lot(s) 26-P1, Block(s) 1, VILLA DEL NORTE zoned R-T, located on **1404 VILLA VENTOSA NE** (E-16)
1009699
APPROVED WITH CONDITIONS.
21. **13ZHE-80535** **Project#** **KEITH AND BERNADETTE HINDS (MARK HARVOLD, AGENT)** request(s) a special exception to Section 14-16-2-6(E)(3)(a): a VARIANCE of 7' to the 20' side yard setback for a proposed addition for all or a portion of Lot(s) 11, Block(s) 6, LA HACIENDA ADDN zoned R-1, located on **1101 MONTCLAIRE DR NE** (J-17)
1009702
APPROVED WITH CONDITIONS.
22. **13ZHE-80541** **Project#** **MARK O. LEE** request(s) a special exception to Section 14-16-2-6(E)(1): a VARIANCE of 9' to the required 20' front yard setback for a proposed garage addition for all or a portion of Lot(s) 39A, Block(s) 90, SNOW HEIGHTS ADDITION zoned R-1, located on **11209 ELVIN AV NE** (H-21)
1009708
DEFERRED 7/16/13.
23. **13ZHE-80542** **Project#** **DAVE WALLACE (R2 ARCHITECTURAL DESIGN AND CONSULTATION)** request(s) a special exception to Section 14-16-2-6(E)(4)(a): a VARIANCE of 1' 1" to the required 5' side yard setback for a proposed addition for all or a portion of Lot(s) 23, Block(s) 49-A, FOUR HILLS VILLAGE zoned R-1, located on **1743 SOPLO RD SE** (N-23)
1009709
DEFERRED 9/17/13.
24. **13ZHE-80533** **Project#** **4343 PAN AMERICAN NE LLC., (JEREMY MECHENBIER, AGENT)** request(s) a special exception to Section 14-16-3-5(C)(2)(b): a VARIANCE 5' 1" to the minimum 10' setback for a proposed sign for all or a portion of Tract(s) 1, INTERSTATE BUSINESS PARK zoned M-2, located on **4343 PAN AMERICAN FREEWAY NE** (G-16)
1009700
DEFERRED 7/16/13.