



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING ACTION SHEET

TUESDAY, JULY 15, 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. | *IR* 14ZHE-80114 | Project# 1010079 | MIRNA VASQUEZ requests a special exception to Section 14-16-2-9(B) and 14-16-2-6(B)(14)(a)(2): a CONDITIONAL USE to allow a proposed 6' wrought iron fence in the front yard setback area for all or a portion of Lot D-1, Block A, ALAMOSA ADDN zoned R-T, located on 6431 TRUJILLO RD SW (K-11) APPROVAL WITH CONDITIONS |
| 2. | *IR* 14ZHE-80130 | Project# 1010100 | ABEL TENA requests a special exception to Section 14-16-2-6(B)(14)(a)(2): a CONDITIONAL USE for a proposed 5' high fence in the front yard setback for all or a portion of Lot 17, Block E, GLENRIO HEIGHTS ADDN zoned R-1, located on 1224 DOLORES DR NW (J-11) APPROVAL WITH CONDITIONS |

OLD BUSINESS:

- | | | | |
|----|--------------------|-------------------------|---|
| 3. | 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an existing 5' fence for all or a portion of Lot 23, CAVALIER ADDN zoned R-3, located on 237 PENNSYLVANIA ST NE (K-19) WITHDRAWN |
| 4. | 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) APPROVAL WITH CONDITIONS |

5. **14ZHE-80067** **Project# 1010018** **ADAN AND GLORIA GUARDADO** requests a special exception to Section 14-16-2-6(B)(14)(a)(2): a **CONDITIONAL USE** to allow an existing 4 1/2 foot wall in the required front yard setback for all or a portion of Lot 10, Block 13, **BARON BURG HEIGHTS LUNAS REPLAT OF BLK 13** zoned R-1, located on **619 VALENCIA DR SE (I-18) APPROVAL WITH CONDITIONS**
6. **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) APPROVAL WITH CONDITIONS**
7. **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) APPROVAL WITH CONDITIONS**

NEW BUSINESS:

8. **14ZHE-80104** **Project# 1010066** **JOEY VERGO** requests a special exception to Pg 103 1.D.1 of the Nob Hill Highland SDP: a **VARIANCE** of 12" to the 18" maximum letter height for a proposed sign for all or a portion of Lot 30, Block 30, **HEIGHTS RESERVOIR ADDN TR 30** zoned CCR-3, located on **4910 LOMAS BLVD NE (K-17) APPROVAL WITH CONDITIONS**
9. **14ZHE-80118** **Project# 1010083** **TONY B MONTOYA (J. WAYNE GRIEGO, AGENT)** requests a special exception to Section 14-16-3-3(B)(2)(e): a **VARIANCE** request of 6' to the required 10' separation required to allow an existing accessory structure for all or a portion of Lot 150, **VALLE ALTO ADDN** zoned R-1, located on **1412 AZTEC RD NW (G-13) APPROVAL WITH CONDITIONS**
10. **14ZHE-80119** **Project# 1010083** **TONY B. MONTOYA (J. WAYNE GRIEGO, AGENT)** requests a special exception to Section 14-16-3-3(B)(2)(a): a **VARIANCE** request of 17% to the 25% rule to allow an existing accessory structure to occupy 42% of the side-plu-rear-yard setback area for all or a portion of Lot 150, **VALLE ALTO ADDN** zoned R-1, located on **1412 AZTEC RD NW (G-13) APPROVAL WITH CONDITIONS**
11. **14ZHE-80140** **Project# 1010109** **STEPHEN REIGSTAD (EDWARD FITZGERALD ARCHITECTS, AGENT)** requests a special exception to Pg 71,7.c. of the Univ Neighborhoods SDP: a **VARIANCE** to reduce the 44' length requirement for off-street parking alley access to 40' for all or a portion of Lot 18, Block 1, **BUENA VISTA HEIGHTS** zoned SU-2 DR, located on **2109 GOLD AVE SE (K-15) APPROVAL**
12. **14ZHE-80144** **Project# 1010112** **DENNIS W. KING** requests a special exception to Section 14-16-3-3(B)(2)(e): a **VARIANCE** of 8' to the minimum 10' separation requirement between an existing carport and a dwelling unit for all or a portion of Lot 25, Block 5, **GUTIERREZ-OFIMIANO J LOWER TERRACE** zoned R-1, located on **4601 PIEDRA LIZA ST NE (F-20) APPROVAL WITH CONDITIONS**
13. **14ZHE-80145** **Project# 1010113** **GREG LOBBEREGT (GARCIA/KRAEMER & ASSOCIATES, AGENT)** requests a special exception to Section pg 103 (F)(2) of the Downtown Neighborhood Area SDP: a **VARIANCE** of 21% to the minimum required 30% glazing requirement for a proposed dwelling unit for all or a portion of Lot 1 & 2, Block 12, **BURGS REPLAT** zoned SU-2 DNA-MR, located on **612/614 8TH ST NW (J-14) APPROVAL**
14. **14ZHE-80134** **Project# 1010105** **LISA TAPIA (MICHAEL CARLISLE, AGENT)** requests a special exception to Section 14-16-2-6(E)(3)(b): a **VARIANCE** of 10' to the 10' side yard setback required on a corner lot for all or a portion of Lot 18, Block 29, **MONTE VISTA ADDN** zoned SFHD, located on **3433 PURDUE PL NE (K-16) APPROVAL WITH CONDITIONS**

15. **14ZHE-80135** **Project#** **LISA TAPIA (MICHAEL CARLISLE, AGENT)** requests a special exception to Section 14-16-3-3(B)(2)(c): a VARIANCE of 4' to the 5' rear yard requirement for a proposed garage that abuts an alley for all or a portion of Lot 18, Block 29, MONTE VISTA ADDN zoned SFHD, located on **3433 PURDUE PL NE (K-16) APPROVAL WITH CONDITIONS**
1010105

16. **14ZHE-80116** **Project#** **OLEN CURL** requests a special exception to Section 14-16-2-6(E)(1): a VARIANCE request of 13' to the 20' front yard setback required for a proposed garage addition for all or a portion of Lot 18, Block 22, MONTEREY HILLS ADDN #2 zoned R-1, located on **2929 SANTA CRUZ AV SE (L-16) APPROVAL WITH CONDITIONS**
1010081

17. **14ZHE-80121** **Project#** **VICENTE ARGUELLO** requests a special exception to Section 14-16-2-6(E)(3)(a): a VARIANCE request of 8' to the required 20' side yard setback to allow a proposed addition for all or a portion of Lot 1, Block 6, PRA CON HTS zoned R-1, located on **4513 NORMA DR NE (F-19) APPROVAL WITH CONDITIONS**
1010091

18. **14ZHE-80122** **Project#** **VICENTE ARGUELLO** requests a special exception to Section 14-16-2-6(E)(5)(a): a VARIANCE request of 5' to the required 15' rear yard setback to allow a proposed addition for all or a portion of Lot 1, Block 6, PRA CON HTS zoned R-1, located on **4513 NORMA DR NE (F-19) APPROVAL WITH CONDITIONS**
1010091

19. **14ZHE-80141** **Project#** **AJK, LLC (ISADOR J. GALLEGOS, AGENT)** requests a special exception to Section 14-16-2-6(E)(5)(a): a VARIANCE of 2.5' to the required 15' rear yard setback for an existing addition for all or a portion of Lot 20, Block 6, ALTAMONT ADDN zoned R-1, located on **3001 CAROLINA ST NE (G-18) APPROVAL**
1010110

20. **14ZHE-80142** **Project#** **MERIDETH A HMURA (RENAISSANCE MAN CONSTRUCT INC., AGENT)** requests a special exception to Section 14-16-2-6(E)(3)(a): a VARIANCE of 5' to the required 20' side setback to allow a proposed addition for all or a portion of Lot C, Block 7, LOMA VISTA ADDN zoned R-1, located on **3000 MACKLAND AV NE (J-16) APPROVAL WITH CONDITIONS**
1010111

21. **14ZHE-80143** **Project#** **MERIDETH A HMURA (RENAISSANCE MAN CONSTRUCT INC., AGENT)** requests a special exception to Section 14-16-2-6(E)(5)(a): a VARIANCE of 5' to the required 15' rear setback to allow a proposed addition for all or a portion of Lot C, Block 7, LOMA VISTA ADDN zoned R-1, located on **3000 MACKLAND AV NE (J-16) APPROVAL WITH CONDITIONS**
1010111

22. **14ZHE-80127** **Project#** **ASHOK KAUSHAL** requests a special exception to Section 14-16-3-19(A)(3)(a): a VARIANCE of 3' to the 3' height allowed within the 5' public right of way for a proposed 6' wall for all or a portion of Lot 9, Block 87, SNOW HEIGHTS ADDN zoned C-1, located on **11216 PHOENIX AVE NE (H-21) APPROVAL**
1010095

23. **14ZHE-80131** **Project#** **PERLA CLIFTON** requests a special exception to Section 14-16-3-19(A)(2)(a): A VARIANCE of 2' 9" to the allowed 3' height in the front yard setback to allow an existing wall for all or a portion of Lot 1, Block 1, SNOW HEIGHTS ADDN zoned R-1, located on **1727 WYOMING BLVD NE (J-19) APPROVAL WITH CONDITIONS**
1010101

24. **14ZHE-80137** **Project#** **CECILIA CHAVEZ** requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE request of 3' for a proposed 6' wall in the required front setback for all or a portion of Lot 56, ACADEMY HILLS SUBD UNIT 3 zoned R-1, located on **9905 ADMIRAL EMERSON AV NE (E-21) APPROVAL WITH CONDITIONS**
1010107

25. **14ZHE-80138** **Project#** **CECILIA CHAVEZ** requests a special exception to Section 14-16-3-19(A)(2)(b): a CONDITIONAL USE for a proposed 6' wall at property line in the required side yard setback on a corner lot for all or a portion of Lot 56, ACADEMY HILLS SUBD UNIT 3 zoned R-1, located on **9905 ADMIRAL EMERSON AV NE (E-21) APPROVAL WITH CONDITIONS**
1010107

26. **14ZHE-80146** **Project# 1010114** **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) DEFERRED TO SEPTEMBER HEARING**
27. **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) DEFERRED TO SEPTEMBER HEARING**
28. **14ZHE-80129** **Project# 1010099** **TNT FIREWORKS** requests a special exception to Section 14-16-2-16(B)(8): a **CONDITIONAL USE** for a proposed firework sales for all or a portion of Lot 1A1, LAMONICA AND WENK zoned SU-1 FOR C-1 PERMISSIVE USES, located on **3500 COORS BLVD. SW (P-10) APPROVAL WITH CONDITIONS**
29. **14ZHE-80147** **Project# 1010116** **MIKE WINKLEJOHN (RICK BENNETT, AGENT)** requests a special exception to Section 14-16-2-15(B)(5): a **CONDITIONAL USE** to allow instruction in martial arts as a proposed use for all or a portion of Lot 8 & 9, MARTINEZTOWN PLAN PHASE 7 zoned SM 0-1, located on **301 DR MARTIN LUTHER KING JR AVE NE (K-14) APPROVAL**
30. **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 AUGUST HEARING**
31. **14ZHE-80152** **Project# 1010120** **NICCOLO PAOLINELLI** requests a special exception to Pg 93 of the Nob Hill Highland SDP and 14-16-2-17(B)(13): a **CONDITIONAL USE** for proposed outdoor storage of display area for all or a portion of Lot 2, Block 2, MANKATO PLACE zoned CCR-2, located on **3708 CENTRAL AVE SE (K-17) APPROVAL WITH CONDITIONS**
32. **14ZHE-80136** **Project# 1010106** **MAXINE E. MORA** requests a special exception to Section 14-16-2-6(B)(11): a **CONDITIONAL USE** to allow an existing second kitchen within one house being used as a single family dwelling for all or a portion of Lot 16, Block Q, LAVALAND ADDN zoned R-1, located on **466 61ST ST NW (J-11) APPROVAL WITH CONDITIONS**
33. **14ZHE-80117** **Project# 1010082** **MARIA E FLETCHER (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-6(B)(3): a **CONDITIONAL USE** approval for a proposed carport in the required front yard setback for all or a portion of Lot 4, Block C, VILLAGE MANOR ADDN zoned R-1, located on **2908 ALCAZAR ST NE (H-19) APPROVAL WITH CONDITIONS**
34. **14ZHE-80123** **Project# 1010092** **DELORES VALDEZ (BEAR RESTORATION, AGENT)** requests a special exception to Section 14-16-2-6(B)3: a **CONDITIONAL USE** to allow a proposed carport in a front yard setback for all or a portion of Lot S. 20' Lot 10 & N. 40' Lot 11, Block 15, ELDER HOMESTEAD ADDN zoned R-1, located on **932 INDIANA ST SE (L-18) APPROVAL WITH CONDITIONS**
35. **14ZHE-80132** **Project# 1010102** **RICHARD E MARTINEZ** requests a special exception to Section 14-16-2-6(B)(3): a **CONDITIONAL USE** to allow an existing carport in the required front yard setback for all or a portion of Lot 6, Block B, NEW KIMO ADDN zoned R-1, located on **5306 ALVARADO PL NE (H-18) APPROVAL WITH CONDITIONS**
36. **14ZHE-80125** **Project# 1010094** **ISAIAS CAMPA** requests a special exception to Section 14-16-2-6(B)(14)(a)(3): a **CONDITIONAL USE** to allow an existing 6' wall contiguous to the front yard of a residential zoned lot for all or a portion of Lot 11A, REGINA ADDN zoned R-1, located on **3424 HERRERA RD NW (J12) APPROVAL WITH CONDITIONS**

37. **14ZHE-80126** **Project# 1010094** **ISAIAS CAMPA** requests 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 for all or a portion of Lot 11A, REGINA ADDN zoned R-1, located on **3424 HERRERA RD NW (J12) APPROVAL WITH CONDITIONS**
38. **14ZHE-80128** **Project# 1010097** **PETER DUNN (TIM VANLANDINGHAM, AGENT)** requests a special exception to Section 14-16-2-6(B)(14)(a)(2): a **CONDITIONAL USE** to allow a proposed 5' fence in the front and side yard setback area for all or a portion of Lot 16, Block 11B, COUNTRY CLUB ADDN zoned R-1, located on **1303 ROMA AV NE (K-15) APPROVAL WITH CONDITIONS**
39. **14ZHE-80151** **Project# 1010119** **BARBARA CHAPPELL** requests a special exception to Section 14-16-3-19(A)(2)(b): a **CONDITIONAL USE** to allow a proposed 6' wall in the side yard of a corner lot for all or a portion of Lot 1A, Block 5, BELLHAVEN ADDN zoned R-1, located on **9000 ATKINSON PL NE (J-20) APPROVAL WITH CONDITIONS**
40. **14ZHE-80148** **Project# 1010117** **PRICE, GARRET / VP LAND ACQUISITION AND DEVELOPMENT (STROZIER, JAMES/ CONSENSUS PLANNING INC., AGENT)** requests a special exception to Pg 60 of VCSPD: a **VARIANCE** to the height/massing VCSDP regulations (15% to the 50% to allow 65% of building foot print at 26' in height) for proposed lot 2 for all or a portion of Lot 2, VOLCANO CLIFFS UNIT 6 zoned SU-2 VCRR, located on **8716 VISTA CUMBRE RD NW (D-9) APPROVAL**
41. **14ZHE-80150** **Project# 1010117** **PRICE, GARRET / VP LAND ACQUISITION AND DEVELOPMENT (STROZIER, JAMES/ CONSENSUS PLANNING INC., AGENT)** requests a special exception to Pg 60 of VCSPD: a **VARIANCE** to the VCSDP building articulations requirement for a proposed lot to waive the requirement for 2 of every 3 dwelling units to incorporate a porch for lot # 2 for all or a portion of Lot 2, VOLCANO CLIFFS UNIT 6 zoned SU-2 VCRR, located on **8716 VISTA CUMBRE RD NW (D-9) APPROVAL**
42. **14ZHE-80154** **Project# 1010124** **PRICE, GARRET/ VP LAND ACQUISITION AND DEV. (STROZIER, JAMES/ CONSENSUS PLANNING INC., AGENT)** requests a special exception to Pg 60 of VCSDP: a **VARIANCE** to the VCSDP building articulations requirement for a proposed lot to waive the requirement for 2 of every 3 dwelling units to incorporate a porch for lot # 1 for all or a portion of Lot 1, Volcano Cliffs Unit 6 zoned SU-2 VCRR, located on **8716 NUEVA PIEDRA ST NW (D-9) APPROVAL**
43. **14ZHE-80155** **Project# 1010125** **PRICE, GARRET / VP LAND ACQUISITION AND DEV. (STROZIER, JAMES/ CONSENSUS PLANNING INC., AGENT)** requests a special exception to Pg 60 VCRR: a **VARIANCE** to the VCSDP building articulations requirement for a proposed lot to waive the requirement for 2 of every 3 dwelling units to incorporate a porch for lot # 3 for all or a portion of Lot 3, Volcano Cliffs Unit 6 zoned SU-2 VCRR, located on **8716 NUEVA PIEDRA ST NW (D-9) APPROVAL**
44. **14ZHE-80156** **Project# 1010126** **PRICE, GARRET/ VP LAND ACQUISITION AND DEV. (STROZIER, JAMES/ CONSENSUS PLANNING INC., AGENT)** requests a special exception to Pg 60 VCSPD: a **VARIANCE** to the VCSDP building articulations requirement for a proposed lot to waive the requirement for 2 of every 3 dwelling units to incorporate a porch for lot # 17 for all or a portion of Lot 17, Volcano Cliffs Unit 6 zoned SU-2 VCRR, located on **8716 NUEVA PIEDRA ST NW (D-9) APPROVAL**
45. **14ZHE-80157** **Project# 1010127** **PRICE, GARRET / VP LAND ACQUISITION AND DEV. (STROZIER, JAMES/ CONSENSUS PLANNING INC., AGENT)** requests a special exception to Pg 60 VCSPD: a **VARIANCE** to the VCSDP building articulations requirement for a proposed lot to waive the requirement for 2 of every 3 dwelling units to incorporate a porch for lot # 30 for all or a portion of Lot 30, Volcano Cliffs Unit 6 zoned SU-2 VCRR, located on **8716 NUEVA PIEDRA ST NW (D-9) APPROVAL**

46. **14ZHE-80158** **Project#** **PRICE, GARRET / VP LAND ACQUISITION AND DEV. (STROZIER, JAMES/ CONSENSUS PLANNING INC., AGENT)** requests a special exception to Pg 60 VCSDP: a VARIANCE to the height/massing VCSDP regulations (15% to the 50% to allow 65% of building foot print at 26' in height) for Lot # 15 for all or a portion of Lot 15, Volcano Cliffs Unit 6 zoned SU-2 VCRR, located on **8716 NUEVA PIEDRA ST NW (D-9) APPROVAL**
47. **14ZHE-80159** **Project#** **PRICE, GARRET / VP LAND ACQUISITION AND DEV. (STROZIER, JAMES/ CONSENSUS PLANNING INC., AGENT)** requests a special exception to Pg 60 VCSDP: a VARIANCE to the VCSDP building articulations requirement for a proposed lot to waive the requirement for 2 of every 3 dwelling units to incorporate a porch for lot # 15 for all or a portion of Lot 15, Volcano Cliffs Unit 6 zoned SU-2 VCRR, located on **8716 NUEVA PIEDRA ST NW (D-9) APPROVAL**
48. **14ZHE-80160** **Project#** **PRICE, GARRET/ VP LAND ACQUISITION AND DEV. (STROZIER, JAMES/ CONSENSUS PLANNING INC., AGENT)** requests a special exception to Pg 60 VCSDP: a VARIANCE to the height/massing VCSDP regulations (15% to the 50% to allow 65% of building foot print at 26' in height) for lot # 34 for all or a portion of Lot 34, Volcano Cliffs Unit 6 zoned SU-2 VCRR, located on **8716 NUEVA PIEDRA ST NW (D-9) APPROVAL**
49. **14ZHE-80161** **Project#** **PRICE, GARRET/ VP LAND ACQUISITION AND DEV. (STROZIER, JAMES/ CONSENSUS PLANNING INC., AGENT)** requests a special exception to Pg 60 VCSDP: a VARIANCE to the height/massing VCSDP regulations (15% to the 50% to allow 65% of building foot print at 26' in height) for lot # 44 for all or a portion of Lot 44, Volcano Cliffs Unit 6 zoned SU-2 VCRR, located on **8716 NUEVA PIEDRA ST NW (D-9) APPROVAL**