



HEARING ON SPECIAL EXCEPTIONS TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, JULY 16, 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.*

OLD BUSINESS:

- | | | | |
|----|-------------|---------------------|--|
| 1. | 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)

APPROVED WITH CONDITIONS. |
| 2. | 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)

APPROVED WITH CONDITIONS. |
| 3. | 13ZHE-80538 | Project#
1009705 | ANDRE CHACON request(s) a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 3' to the 3' maximum height allowed for a proposed 6' 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)

APPROVED. |

4. **13ZHE-80541** **Project# 1009708** **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)
APPROVED WITH CONDITIONS.
5. **13ZHE-80533** **Project# 1009700** **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)
APPROVED WITH CONDITIONS.
6. **13ZHE-80410** **Project# 1009557** **DAN AND ADELINE S. CHAVEZ (RON TAYLOR, AGENT)** request(s) a special exception to Page 5 C.3 of the 2010 Downtown Sector Development Plan: a VARIANCE of 3' to the required 3' west side landscape buffer for an existing parking lot for all or a portion of Lot(s) 87-94, Block(s) 8, ARMIJO--PERFECTO BROTHERS ADDN zoned SU-3 GOV/FIN/HOSPITALITY FOCUS, located on **615 MARQUETTE AVE NW** (J-14)
APPROVED WITH CONDITIONS.
7. **13ZHE-80411** **Project# 1009557** **DAN AND ADELINE S. CHAVEZ (RON TAYLOR, AGENT)** request(s) a special exception to Page 5 C.3 of the 2010 Downtown Sector Development Plan: a VARIANCE of 3' to the required 3' south side landscape buffer for an existing parking lot for all or a portion of Lot(s) 87-94, Block(s) 8, ARMIJO--PERFECTO BROTHERS ADDN zoned SU-3 GOV/FIN/HOSPITALITY FOCUS, located on **615 MARQUETTE AVE NW** (J-14)
APPROVED WITH CONDITIONS.
8. **13ZHE-80418** **Project# 1009561** **PARKING COMPANY OF AMERICA-ALBUQUERQUE, LLC., (DANIEL CHAVEZ, AGENT)** request(s) a special exception to Page 5, Paragraph 3 of the 2010 Downtown Sector Development Plan: a VARIANCE of 3' to the required 3' west side landscape buffer for all or a portion of Lot(s) 18-24, Block(s) 2, ARMIJO--PERFECTO BRO ADDN zoned SU-3 GOV/FIN/HOS FOCUS, located on **600 MARQUETTE AVE NW** (J-14)
APPROVED WITH CONDITIONS.
9. **13ZHE-80420** **Project# 1009561** **PARKING COMPANY OF AMERICA-ALBUQUERQUE, LLC., (DANIEL CHAVEZ, AGENT)** request(s) a special exception to Page 5, Paragraph 2 of the 2010 Downtown Sector Development Plan: a VARIANCE of 12 trees to the required 12 street trees for all or a portion of Lot(s) 18-24, Block(s) 2, ARMIJO--PERFECTO BRO ADDN zoned SU-3 GOV/FIN/HOS FOCUS, located on **600 MARQUETTE AVE NW** (J-14)
APPROVED WITH CONDITIONS.
10. **13ZHE-80421** **Project# 1009561** **PARKING COMPANY OF AMERICA-ALBUQUERQUE, LLC., (DANIEL CHAVEZ, AGENT)** request(s) a special exception to Page 5, Paragraph 2 of the 2010 Sector Development Plan: a VARIANCE of 6 trees to the required 6' parking lot trees for all or a portion of Lot(s) 18-24, Block(s) 2, ARMIJO--PERFECTO BRO ADDN zoned SU-3 GOV/FIN/HOS FOCUS, located on **600 MARQUETTE AVE NW** (J-14)
APPROVED WITH CONDITIONS.
11. **13ZHE-80512** **Project# 1009667** **GLORIA GARCIA** request(s) a special exception to Section Page 40, South Martineztown RG, 14-16-2-10(B) and 14-16-2-6(B)(14): a CONDITIONAL USE for a proposed 4" chain link fence in the front yard setback area for all or a portion of Lot(s) 25, MARTINEZTOWN PLAN 5 zoned SM RG, located on **601 ARNO ST NE** (J-14)
DEFERRED INDEFINITELY.

12. **13ZHE-80513** **Project# 1009667** **GLORIA GARCIA** request(s) a special exception to Section Page 40, South Martineztown RG, and Section 14-16-3-19(1)(C)(A): a **CONDITIONAL USE** for an existing fence up to 6" in the side yard setback area for all or a portion of Lot(s) 25, **MARTINEZ TOWN PLAN 5** zoned **SM RG**, located on **601 ARNO ST NE (J-14)**
DEFERRED INDEFINITELY.
13. **13ZHE-80516** **Project# 1009670** **PASEO PAVILLION @ SECOND STREET LLC., (TRISH LOPES, AGENT)** request(s) a special exception to Section 14-16-3-10(E)(4)(c): a **VARIANCE** of 6' to the minimum required 6' high opaque wall or fence requirement to screen the parking/circulation area from the adjacent wall for separating a proposed commercial site from a residential site for all or a portion of Lot(s) E, **ST. ANTHONY ORPHANAGE** zoned **R-1**, located on **1120 INDIAN SCHOOL RD NW (H-13)**
DEFERRED 8/20/13.

NEW BUSINESS:

14. **13ZHE-80545** **Project# 1009713** **ANH NGUYEN** requests a special exception to Section 14-16-3-3(B)(2)(e): a **VARIANCE** of 6' to the 10' separation to allow an existing shed for all or a portion of Lot 9, Block 16, **LOMA DEL NORTE ADDN** zoned **R-1**, located on **7500 BURKE ST NE (D-19)**
APPROVED WITH CONDITIONS.
15. **13ZHE-80546** **Project# 1009713** **ANH NGUYEN** requests a special exception to Section 14-16-2-6(B)(3): a **CONDITIONAL USE** to allow an existing carport in the required side yard setback for all or a portion of Lot 9, Block 16, **LOMA DEL NORTE ADDN** zoned **R-1**, located on **7500 BURKE ST NE (D-19)**
APPROVED WITH CONDITIONS.
16. **13ZHE-80554** **Project# 1009731** **KEITH A. QUICK** requests a special exception to Section 14-16-3-3(B)(2)(a): a **VARIANCE** of 6' to the maximum height requirement in a required corner side yard setback to allow an existing 12' high shed for all or a portion of Lot 15, Block F, **CLOUDVIEW ESTATES** zoned **R-1**, located on **12517 CONEJO RD NE (K-22)**
APPROVED.
17. **13ZHE-80555** **Project# 1009731** **KEITH A. QUICK** request(s) a special exception to Section 14-16-3-3(B)(2)(e): a **VARIANCE** of 1' 6" to the 10' separation between an accessory structure and dwelling unit to allow an existing shed for all or a portion of Lot 15, Block F, **CLOUDVIEW ESTATES** zoned **R-1**, located on **12517 CONEJO RD NE (K-22)**
APPROVED.
18. **13ZHE-80556** **Project# 1009732** **PANDA EXPRESS (ELECTRICAL PRODUCTS CO., EPNM, INC., ZEON SIGNS, AGENT)** requests a special exception to Page 37(a)(3) of the **NORTH I-25 SECTOR DEVELOPMENT PLAN**: a **VARIANCE** of 5' to the 5'6" height maximum to allow a proposed sign for all or a portion of Lot 3, **DEL NORTE PLAZA** zoned **SU-2 IP** or **SU-2 NC**, located on **8110 SAN PEDRO DR NE (C-18)**
APPROVED WITH CONDITIONS.
19. **13ZHE-80557** **Project# 1009734** **KRQE 13/KASA FOX 2 (LIN TELEVISION CORPERATION) (ELECTRICAL PRODUCTS CO., EPNM, INC., ZEON SIGNS, AGENT)** requests a special exception to Section 14-16-2-15(A)(16)(a)(3): a **VARIANCE** of 4' to the allowed 4' maximum horizontal projection allowed for a proposed projecting sign for all or a portion of Lot B, Block 45, **HUNING CASTLE ADDN** zoned **SU-2 O-1**, located on **13 BROADCAST PLAZA SW (K-13)**
APPROVED WITH CONDITIONS.

20. 13ZHE-80558 Project# 1009734 **KRQE 13/KASA FOX 2 (LIN TELEVISION CORPORATION) (ELECTRICAL PRODUCTS CO., EPNM, INC., ZEON SIGNS, AGENT)** requests a special exception to Section 14-16-2-15(A)(16)(c)(1): a VARIANCE of 45 square feet to the maximum 75 square feet to allow a proposed 120 square feet projecting sign for all or a portion of Lot B, Block 45, HUNING CASTLE ADDN zoned SU-2 O-1, located on **13 BROADCAST PLAZA SW (K-13)**
- APPROVED WITH CONDITIONS.
21. 13ZHE-80564 Project# 1009742 **SHERI CRIDER** requests a special exception to Page 107 b. i. of the DOWNTOWN NEIGHBORHOODS AREA SECTOR DEVELOPMENT PLAN: a CONDITIONAL USE for a proposed art gallery and artist studios on a corner lot for all or a portion of Lots 7-12, Block 53, ORIGINAL TOWNSITE OF ABQ, zoned SU-2/DNA-OR, located on **816 TIJERAS AV NW (J-13)**
- APPROVED.
22. 13ZHE-80566 Project# 1009742 **SHERI CRIDER** requests a special exception to Page 107 c. iv. of the DOWNTOWN NEIGHBORHOODS AREA SECTOR DEVELOPMENT PLAN: a CONDITIONAL USE for proposed instruction in music, dance, fine arts or crafts on a corner lot for all or a portion of Lots 7-12, Block 53, ORIGINAL TOWNSITE OF ABQ, zoned SU-2/DNA-OR, located on **816 TIJERAS AV NW (J-13)**
- APPROVED.
23. 13ZHE-80565 Project# 1009743 **MARK WATKINS** requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 3' to the maximum height limit for an existing 6' high fence in the front yard setback area for all or a portion of Lot 22, LOS HERMANOS ADDITION zoned R-1, located on **102 BELLROSE AVE NW (G-15)**
- APPROVED WITH CONDITIONS.
24. 13ZHE-80567 Project# 1009743 **MARK WATKINS** requests a special exception to Section 14-16-3-19(A)(1)(c): a CONDITIONAL USE to allow an existing 6' fence in the side yard setback area for all or a portion of Lot 22, LOS HERMANOS ADDITION zoned R-1, located on **102 BELLROSE AVE NW (G-15)**
- APPROVED WITH CONDITIONS.

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #25

IF YOU ARE AGENDA ITEMS 25-40

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

25. 13ZHE-80544 Project# 1009711 **JAMES LAMBROS (JAMES M. PRICE, 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 area for all or a portion of Lot 27, Block 16, HUNING CASTLE ADDN zoned R-1, located on **1501 SAN CARLOS DR SW (K-13)**
- DEFERRED 8/20/13.

26. **13ZHE-80547** **Project# 1009715** **LIZ AND RAY ORTEGA (FOUR SEASONS SUNROOMS, SHERI BARAJAS, AGENT)** requests a special exception to Section 14-16-2-6(B)(3): a **CONDITONAL** USE to allow a proposed carport in the required front yard setback for all or a portion of Lot 9, Block 23, **HUNING CASTLE ADDITION** zoned R-1, located on **1532 SAN PATRICIO AVE SW** (K-13)

CONTINUED 8/20/13.
27. **13ZHE-80548** **Project# 1009718** **SUE SALSURY (KEVIN EMMONS, AGENT)** requests a special exception to Section 14-16-2-6(B)(3): a **CONDITIONAL** USE to build a proposed carport in the side yard setback area on a corner lot for all or a portion of Lot 24, Block 125, **SNOWHEIGHTS** zoned R-1, located on **1909 BRITT ST NE** (H-21)

APPROVED WITH CONDITIONS.
28. **13ZHE-80549** **Project# 1009719** **JASON D'ANGELO** requests a special exception to Section 14-16-2-6(B)(12): a **CONDITIONAL** USE for a proposed carport in the rear yard setback area for all or a portion of Lot 15, **LAVALAND ADDITION** zoned R-1, located on **612 58TH ST NW** (J-11)

APPROVED WITH CONDITIONS.
29. **13ZHE-80563** **Project# 1009741** **GILBERT VALENCIA** requests a special exception to Page 32 A.1 of the **VOLCANO TRAILS SECTOR DEVELOPMENT PLAN**, Section 14-16-2-14(B), 14-16-2-9(A)(B) and 14-16-2-6(B)(12): a **CONDITIONAL** USE to build a proposed covered patio in the rear yard setback area for all or a portion of Lot 19A-P1, **TAOS AT THE TRAILS** zoned SU-2 R-D, located on **7136 LAS NUTRIAS RD NW** (C-9)

APPROVED WITH CONDITIONS.
30. **13ZHE-80551** **Project# 1009725** **RICARDO AND NALLELY GRAJEDA** requests 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 proposed 5' fence in the required front yard setback area for all or a portion of Lot 19-P1, **BRIDGE CROSSING ADDN**, zoned R-T, located on **315 LINDSAY PL SW** (K-10)

DEFERRED 8/20/13.
31. **13ZHE-80553** **Project# 1009727** **MICHAEL ELMAN AND MICHELLE IANDIORIO (WADE WINGFIELD, AGENT)** requests a special exception to Section 14-16-2-6(B)(14)(a)1.: a **CONDITIONAL** USE to allow an existing 5' wall in the front yard setback area for all or a portion of Lot 1, Block 6, **MESA COURT ADDN** zoned R-1, located on **3801 SMITH AV SE** (L-17)

APPROVED WITH CONDITIONS.
32. **13ZHE-80561** **Project# 1009739** **GABRIEL QUINONES** requests a special exception to page 45 of the **SOUTH BROADWAY NEIGHBORHOODS SECTOR DEVELOPMENT PLAN** and Section 14-16-2-6(B)(14)(a)2.: a **CONDITIONAL** USE to allow for a proposed 5' wall to be built in the front yard setback area for all or a portion of Lot 4, Block 9, **EASTERN ADDN**, zoned SU-2 MR, located on **915 ARNO ST SE** (K-14)

APPROVED WITH CONDITIONS.
33. **13ZHE-80570** **Project# 1009747** **YURIANA OROZCO** requests a special exception to Section 14-16-2-8(B)(1) and 14-16-2-6(B)(14)(a)2.: a **CONDITIONAL** USE to build a proposed 5' wall in the front yard setback area for all or a portion of Lot 4, **VISTA PACIFICA UNIT 2**, zoned R-LT, located on **5409 RED MESA AVE SW** (K-11)

APPROVED WITH CONDITIONS.

34. **13ZHE-80552** **Project#** **NICHOLAS & CLAIRE PORTER** requests a special exception to Section 14-16-3-19(2)(b): a **CONDITIONAL USE** to build a proposed 6' high fence in the side yard setback on a corner lot for all or a portion of Lot 12, Block M, HOFFMANTOWN ADDN zoned R-1, located on **2803 GENERAL CHENNAULT ST NE** (H-20)
1009726
APPROVED WITH CONDITIONS.
35. **13ZHE-80560** **Project#** **CATHI MURPHY AND BRIAN EDWARDS** requests a special exception to Section 14-16-2-4(B)(1) and 14-16-2-6(B)(11): a **CONDITIONAL USE** for a proposed second kitchen in a single family home for all or a portion of Lot 7, BLACK FARM ESTATES UNIT 2 zoned RA-1, located on **1801 IRVING RD NW** (C-13)
1009738
APPROVED WITH CONDITIONS.
36. **13ZHE-80569** **Project#** **STEPHEN A. MARTINEZ "TONY"** requests a special exception to Section 14-16-2-6(B)(7): a **CONDITIONAL USE** to allow massage therapy in a R-1 zone for all or a portion of Lot 9, Block 9, ANASAZI RIDGE UNIT 1 zoned R-1, located on **6554 ANCIENTS RD NW** (A-10)
1009746
APPROVED WITH CONDITIONS.
37. **13ZHE-80550** **Project#** **FRANK BARELA (DAC ZONING AND LAND USE SERVICES d/b/a DAC ENTERPRISES, INC.)** requests a special exception to Section 14-16-2-6(E)(1): a **VARIANCE** of 5' to the required 20' front yard setback for a proposed patio 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)
1009723
DEFERRED 9/17/13.
38. **13ZHE-80562** **Project#** **GLEN KILCUP** requests a special exception to Section 14-16-2-6(E)(4)(a): a **VARIANCE** of 4' to the 5' required side yard setback to allow an existing carport for all or a portion of Lot 2, Block 16, ACADEMY ESTATES UNIT 4 zoned R-1, located on **9104 AVENIDA DE LA LUNA NE** (F-20)
1009740
APPROVED WITH CONDITIONS.
39. **13ZHE-80559** **Project#** **SYLVIA DORATO** requests a special exception to Page 107 SU-2/SFHD of the NOB HILL HIGHLAND SECTOR DEVELOPMENT PLAN and Section 14-16-2-6(E)(4): a **VARIANCE** of 3' to the required 5' side yard setback area for a proposed addition for all or a portion of Lot 23, Block 5, COLLEGE VIEW ADDN zoned SFHD R-1, located on **305 HERMOSA DR NE** (K-16)
1009737
APPROVED WITH CONDITIONS.
40. **13ZHE-80568** **Project#** **JIM SCOTT (ROB STRELL, AGENT)** requests a special exception to Section 14-16-2-6(E)(5)(a): a **VARIANCE** of 10' to the 15' rear yard setback for a proposed addition for all or a portion of Lot B, Block 12, VISTA LARGA zoned R-1, located on **1513 CORNELL DR NE** (J-16)
1009745
WITHDRAWN.