



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

TUESDAY, SEPTEMBER 16, 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.*

OLD BUSINESS:

- | | | | |
|----|--------------------|-----------------------------|--|
| 1. | 14ZHE-80169 | Project#
1010142 | MILTON VERNON requests a special exception to Pg. 87, (3.g.) of the Sawmill-Wells Park SDP: a VARIANCE of 8' to the required 25' front yard setback for a garage addition for all or a portion of Lot 7 & 8, Block 6, ANDERSON ADDN NO 2 zoned S-R, located on 1308 FORRESTER ST NW (J-14) APPROVAL WITH CONDITIONS |
| 2. | 14ZHE-80170 | Project#
1010142 | MILTON VERNON requests a special exception to Pg. 87, (3.h.) of the Sawmill-Wells Park SDP: a VARIANCE of 14% to the maximum 50% building frontage width of a garage for all or a portion of Lot 7 & 8, Block 6, ANDERSON ADDN NO 2 zoned S-R, located on 1308 FORRESTER ST NW (J-14) APPROVAL WITH CONDITIONS |
| 3. | 14ZHE-80171 | Project#
1010142 | MILTON VERNON requests a special exception to Pg. 101, (E) of the Sawmill-Wells Park SDP: a VARIANCE of 3' to the required 10' separation requirement between residential buildings for all or a portion of Lot 7 & 8, Block 6, ANDERSON ADDN NO. 2 zoned S-R, located on 1308 FORRESTER ST NW (J-14) APPROVAL WITH CONDITIONS |
| 4. | 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a portion of Lot LD-72-395, Block 6, PLAZA EAST CONDOMINIUM zoned C-1, located on 8338 COMANCHE RD NE UNIT C-D (G-19) WITHDRAWN |

5. **14ZHE-80112** **Project#** **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)** **CONTINUED TO OCTOBER 21ST HEARING**
6. **14ZHE-80146** **Project#** **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)** **APPROVAL WITH CONDITIONS**
7. **14ZHE-80149** **Project#** **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, **MENAU DEVELOPEMENT AREA** zoned **M-1**, located on **2007 CANDELARIA RD NE (H-15)** **CONTINUED TO OCTOBER 21ST HEARING**
8. **14ZHE-80093** **Project#** **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)** **DENIED**

NEW BUSINESS:

9. **14ZHE-80193** **Project#** **CHRISTOPHER RICHTER (ANNE MARIE DENNIS, AGENT)** requests a special exception to Pg 38 of the **LA CUEVA SECTOR PLAN**: a **VARIANCE** for proposed sign letter size of 18" & height/width of sign in excess of 2' allowed for south side for all or a portion of Lot 1A1, **VENTURA PLACE** zoned **SU-2 MIXED USE**, located on **8810 HOLLY AVE NE (C-20)** **APPROVAL**
10. **14ZHE-80205** **Project#** **CHRISTOPHER RICHTER (ANNE MARIE DENNIS, AGENT)** requests a special exception to Pg 38 of the **LA CUEVA SECTOR PLAN**: a **VARIANCE** for proposed sign letter size of 18" & height/width of sign in excess of 2' allowed for east side for all or a portion of Lot 1A1, **VENTURA PLACE** zoned **SU-2 MIXED USE**, located on **8810 HOLLY AVE NE (C-20)** **APPROVAL**
11. **14ZHE-80206** **Project#** **CHRISTOPHER RICHTER (ANNE MARIE DENNIS, AGENT)** requests a special exception to Pg 38 of the **LA CUEVA SECTOR PLAN**: a **VARIANCE** for proposed sign letter size of 18" & height/width of sign in excess of 2' allowed for west side for all or a portion of Lot 1A1, **VENTURA PLACE** zoned **SU-2 MIXED USE**, located on **8810 HOLLY AVE NE (C-20)** **APPROVAL**
12. **14ZHE-80202** **Project#** **KETAN PATEL (JAMIL MAHBOUH, AGENT)** requests a special exception to Pg 60 **DOWNTOWN 2025 SDP** and Section 14-16-2-24(A): a **VARIANCE** of 75% required transparency for window display for signage for all or a portion of Lot 20, Block 10, **ORIGINAL TOWNSITE OF ABQ** zoned **SU-3 ARTS & ENTERTAINMENT FOCUS**, located on **317 CENTRAL AV NW (K-14)** **CONTINUED TO OCTOBER 21ST HEARING**
13. **14ZHE-80185** **Project#** **PULTE HOMES OF NEW MEXICO DIVISION (ISAACSON & ARFMAN, PA, AGENT)** requests a special exception to Section 14-16-2-8(E)(3)(a): a **VARIANCE** of 2" to the side yard setback requirement on a corner lot of 10' for all or a portion of Lot 84, **THE BOULDERS PHASE II** zoned **R-LT**, located on **9504 IRON ROCK DR NW (B-11)** **APPROVAL**
14. **14ZHE-80194** **Project#** **JONATHAN MCCORMICK** requests a special exception to Section 14-16-3-19(A)(2)(a): a **VARIANCE** of 2' for the required 6' wall height on the public side (side & rear) for a total of 8' for all or a portion of Lot 15A-P2, **VILLA LAS MANANITAS** zoned **R-1**, located on **2200 WILDER LN NW (H-13)** **CONTINUED TO OCTOBER 21ST HEARING**

15. **14ZHE-80186** **Project#** **MARK O LEE** requests a special exception to Section 14-16-2-6(E)(1): a **VARIANCE** of 20' to the required 20' front yard setback for a proposed structure for all or a portion of Lot 39A, Block 90, SNOW HEIGHTS ADDN zoned R-1, located on **11209 ELVIN AVE NE (H21)** **CONTINUED TO OCTOBER 21ST HEARING**
16. **14ZHE-80191** **Project#** **RONALD UILKIE** requests a special exception to Pg. 71 (5)(c) of the UNIVERSITY NEIGHBORHOODS SDP: a **VARIANCE** request of 3' to the 15' rear yard setback to allow a proposed addition for all or a portion of Lot 24, Block 18, UNIVERSITY HEIGHTS ADDN zoned SU-2 DR, located on **201 PRINCETON DR SE (K-16)** **APPROVAL WITH CONDITIONS**

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #16

IF YOU ARE AGENDA ITEMS 16-28

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

17. **14ZHE-80198** **Project#** **MARIA ELENA MAESTAS** requests a special exception to Section 14-16-2-6(E)(5)(a): a **VARIANCE** request of 10' to the required 15' rear yard setback to allow a proposed new construction for all or a portion of Lot 38-P1, CANDELARIA VILLAGE zoned R-1, located on **1459 VALLE LA NW (G-13)** **CONTINUED TO OCTOBER 21ST HEARING**
18. **14ZHE-80199** **Project#** **MARIA ELENA MAESTAS** requests a special exception to Section 14-16-2-6(D)(2)(a)(2): a **VARIANCE** request of 8' to the required 50' width to allow a proposed lot for all or a portion of Lot 38-P1, CANDELARIA VILLAGE zoned R-1, located on **1459 VALLE LA NW (G-13)** **CONTINUED TO OCTOBER 21ST HEARING**
19. **14ZHE-80197** **Project#** **JOSE F MOYA (ANTHONY M VARGAS, AGENT)** requests a special exception to Section 14-16-2-6(E)(4)(a): a **VARIANCE** of 4'6" to the 5' minimum required side yard setback for a proposed carport for all or a portion of Lot 24, Block 120C, PRINCESS JEANNE PARK ADDN zoned R-1, located on **11620 MARQUETTE AVE NE (K-21)** **APPROVAL WITH CONDITIONS**
20. **14ZHE-80201** **Project#** **JOSE F MOYA (ANTHONY M VARGAS, AGENT)** requests a special exception to Section 14-16-2-6(B)(3): a **CONDITIONAL USE** to allow a carport in the front yard setback area for all or a portion of Lot 24, Block 120C, PRINCESS JEANNE PARK ADDN zoned R-1, located on **11620 MARQUETTE AVE NE (K-21)** **APPROVAL WITH CONDITIONS**
21. **14ZHE-80190** **Project#** **STEVE GARCIA (DANIEL RAMOS, AGENT)** requests a special exception to Section 14-16-2-17(B)(20): a **CONDITIONAL USE** to allow uses in a tent more than 14 days a year for all or a portion of Lot 1A, Block 6, PARIS ADDITION zoned C-2 (OR SU-2 NFTOD), located on **1220 4TH ST NW (J14)** **APPROVAL WITH CONDITIONS**
22. **14ZHE-80195** **Project#** **DIGREGORY BROTHERS INC.** requests a special exception to Pg 31 B.2. of the HUNNING HIGHLAND SDP: a **CONDITIONAL USE** to allow proposed RT uses for proposed new townhomes for all or a portion of Lots 4,5,6, Block 9, HUNNING HIGHLAND zoned SU-2 MR, located on **115,119,121 ARNO ST SE (K-14)** **APPROVAL WITH CONDITIONS**

23. **14ZHE-80207** **Project# 1010196** **DIGREGORY BROTHERS INC.** requests a special exception to Pg 32 B.5. of the HUNNING HIGHLAND SDP: a CONDITIONAL USE to allow proposed parking structure (underground) for a new development for all or a portion of Lots 4,5,6, Block 9, HUNNING HIGHLAND zoned SU-2 MR, located on **115,119,121 ARNO ST SE (K-14) APPROVAL WITH CONDITIONS**
24. **14ZHE-80200** **Project# 1010200** **GILBERT GARCIA** requests a special exception to Section 14-16-2-16(B)(15): A CONDITIONAL USE to allow a proposed print shop in a C-1 zone for all or a portion of Lots 5,6,7,& 8, Block 6, ENCHANTED MESA zoned C-1, located on **11811MENAUL BLVD NE (H-22) APPROVAL WITH CONDITIONS**
25. **14ZHE-80196** **Project# 1010197** **KAREN L PALMER** requests a special exception to Section 14-16-2-17(B)(13): a CONDITIONAL USE to allow existing outdoor storage and sales of accessory buildings for all or a portion of Lot B2, Block 1, EAST CENTRAL BUSINESS ADDN zoned SU-2 EG-C, located on **10950 CENTRAL AVE SE (L-21) WITHDRAWN**
26. **14ZHE-80188** **Project# 1010184** **ALAN SONNTAG** requests a special exception to Section 14-16-3-19(A)(2)(b): a CONDITIONAL USE to allow an existing 6' fence at property line of rear yard which is contiguous to a front yard for all or a portion of Lot 28, Block 7, PANORAMA ESTATES UNIT 1 zoned R-1, located on **2008 ELAINE PL NE (H22) CONTINUED TO OCTOBER 21ST HEARING**
27. **14ZHE-80189** **Project# 1010190** **JIM AND JUDY BEXFIELD (KRIS CALLORI, AGENT)** requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE for a proposed carport in the side yard setback area for all or a portion of Lots 16 & 17, Block 34, UNIVERSITY HEIGHTS zoned R-1, located on **215 RICHMOND DR SE (K16) APPROVAL WITH CONDITIONS**
28. **14ZHE-80192** **Project# 1010193** **YOLANDA YOUNGER (PAUL D SANTILLANES, AGENT)** requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow a proposed carport within the front yard area for all or a portion of Lot WW, Block 4, THE PALISADES ADDN zoned R-1, located on **5157 LOMAS DE ATRISCO RD NW (J-11) WITHDRAWN**
29. **14ZHE-80187** **Project# 1010179** **PATRICK AND DENALL RIFE** requests a special exception to Section 14-16-2-6(B)(12): a CONDITIONAL USE to allow for a proposed shade structure within the required rear yard setback area for all or a portion of Lot 10-P1, Block 15, SALTILLO UNIT 1 zoned R-1, located on **10901 ZAFIRO ST NW (A10) APPROVAL WITH CONDITIONS**