



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, SEPTEMBER 18, 2012 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

Stanley D. Harada, Esq., Interim Zoning Hearing Examiner
Andrew Garcia, Ombudsman
Vanessa F. King, Administrative Hearing Office Liaison

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

PLEASE ADDRESS ALL CORRESPONDENCE TO:

Stanley D. Harada, 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. | 12ZHE-80190 | Project#
1009305 | <p>JOSEPH CHAVEZ request(s) a special exception to Section 14-16-2-6(B)(12) and 14-16-2-14(D): a CONDITIONAL USE to allow a proposed covered patio in the back yard setback area for all or a portion of Lot(s) 1-P1, CHAPARRAL COURT zoned R-D, located on 4204 LARAMIE DR NW (G-10)</p> <p>APPROVED WITH CONDITIONS.</p> |
| 2. | 11ZHE-80186 | Project#
1008905 | <p>MARIA RODRIGUEZ (MARIA BETANCOURT, AGENT) request(s) a special exception to Section 14-16-2-5(B), 14-16-2-4(B)(1) and 14-16-2-6(B)(1): a CONDITIONAL USE to allow an existing building to be used as an accessory living quarters for all or a portion of Lot(s) 16, BOULEVARD GARDENS zoned RA-2, located on 2508 ORO VISTA RD NW (G-12)</p> <p>APPLICATION CAN NOT BE RE-HEARD WITHIN 1 YEAR. CAN REQUEST HEARING AFTER NOVEMBER 11, 2012.</p> |

3. **12ZHE-80179** **Project#** **ELEANOR J. CARLTON** request(s) a special exception to Section (APPENDIX G) 14.A.(R-4)(B)(1) of the DOWNTOWN NEIGHBORHOOD SECTOR DEVELOPMENT PLAN (SU-2 HDA): a CONDITIONAL USE to allow permissive uses in a C-2 zone (retailing of clothing, antiques and decorative items) not to exceed 10% of the gross floor area for all or a portion of Lot(s) 12A, Block(s) 54, ORIGINAL TOWNSITE OF ABQ. zoned SU-2 HDA, located on **924 TIJERAS AV NW (J-13)**
- 1009295**
- APPROVED WITH CONDITIONS.**

NEW BUSINESS:

4. **12ZHE-80252** **Project#** **JAKE SAIZ** request(s) a special exception to Section 14-16-3-3(2)(a): a VARIANCE of 1' to allow a proposed shed to extend past an existing wall on a corner lot for all or a portion of Lot(s) 14, Block(s) C, EL RANCHO GRANDE UNIT 16 zoned R-D, located on **10923 GOLINDA RD SW (N-8)**
- 1009394**
- APPROVED.**
5. **12ZHE-80255** **Project#** **JAKE SAIZ** request(s) a special exception to Section 14-16-3-3(2)(e): a VARIANCE of 7' to the required 10' separation between buildings for a proposed shed for all or a portion of Lot(s) 14, Block(s) C, EL RANCHO GRANDE UNIT 16 zoned R-D, located on **10923 GOLINDA RD SW (N-8)**
- 1009394**
- APPROVED.**
6. **12ZHE-80256** **Project#** **JAKE SAIZ** request(s) a special exception to Section 14-16-2-6(B)(14): a CONDITIONAL USE to allow a proposed 5' wall in the front yard setback area for all or a portion of Lot(s) 14, Block(s) C, EL RANCHO GRANDE UNIT 16 zoned R-D, located on **10923 GOLINDA RD SW (N-8)**
- 1009394**
- APPROVED.**
7. **12ZHE-80259** **Project#** **DAMIAN CHIMENTI** request(s) a special exception to Section 14-16-3-2(A)(4)(b): a VARIANCE of 5' to the required 5' setback for a proposed yard wall of 6' in height for all or a portion of Lot(s) 138B, VALLE ALTO ADDN zoned SU-2 C-1, located on **3909 12TH ST NW (G-14)**
- 1009400**
- APPROVED.**
8. **12ZHE-80226** **Project#** **SONNY PADILLA** request(s) a special exception to Page 45 of the SOUTH BROADWAY SECTOR DEVELOPMENT PLAN and Section 14-16-3-3(A)(4)(a)(1): a VARIANCE of 3' to the 3' height maximum to allow an existing 6' wall for all or a portion of Lot(s) 3, Block(s) 1, GARCIA ADDN zoned SU-2 MR, located on **1808 WILLIAMS ST SE (L-14)**
- 1009370**
- DEFERRED 10/16/12.**
9. **12ZHE-80228** **Project#** **AUDREY WINGER** request(s) a special exception to Section 14-16-3-19(A)(2)(9): a VARIANCE of 3' to the 3' maximum allowed height for a 6' wall in the front yard setback area for all or a portion of Lot(s) 23, Block(s) 34, SNOW HEIGHTS zoned R-1, located on **9715 APACHE AVE NE (H-20)**
- 1009373**
- APPROVED.**
10. **12ZHE-80219** **Project#** **GREGIE SEDILLO (MIKE GRASHUIS, YCO DESIGNS)** request(s) a special exception to Section 14-16-2-6(E)(5)(a): a VARIANCE of 1' 9" to the 15' minimum required rear yard set back for an existing single family dwelling unit for all or a portion of Lot(s) 21-P1, Block(s) 5, ANASAZI RIDGE UNIT 1 zoned R-1, located on **6517 BASKET WEAVER PL NW (A-10)**
- 1009354**
- APPROVED.**

11. **12ZHE-80225** **Project# 1009367** **ALAN T. HILL** request(s) a special exception to Section 14-16-2-6(e)(4)(a): a VARIANCE of 3' to the 10' required side yard setback to allow a proposed addition for all or a portion of Lot(s) 24, Block(s) 13, CANDELIGHT HILLS UNIT 1 zoned R-1, located on **9501 AVENIDA DEL OSO NE** (F-20)
APPROVED.
12. **12ZHE-80234** **Project# 1009379** **GEORGE PAINTER** request(s) a special exception to Section 14-16-2-6(E)(1): a VARIANCE of 3' 8" to the required 20' front yard setback for a proposed addition for all or a portion of Lot(s) 26, Block(s) 139, SNOW HEIGHTS zoned R-1, located on **1844 LESTER DR NE** (H-20)
APPROVED.
13. **12ZHE-80258** **Project# 1009399** **PHILLIP PANUZZO (PAUL D. SANTILLANES, ALCON INC)** request(s) a special exception to Page 74 and 75 of the UNIVERSITY NEIGHBORHOODS SECTOR DEVELOPMENT PLAN and 14-16-2-9(E)(1): a VARIANCE of 15' to the required 15' front yard setback area for a proposed single family dwelling for all or a portion of Lot(s) D , OF REPLAT OF LOTS 4,5 &6, Block(s) 33, TERRACE ADDN zoned SU- 2 MD-2, located on **1206 COAL AV SE** (K-15)
APPROVED WITH CONDITIONS.
14. **12ZHE-80238** **Project# 1009383** **MARY LOU LANGFORD (ELIZA LINDE)** request(s) a special exception to Section 14-16-3-10(E)(3)(b): a VARIANCE of 6' to the required 6' landscape buffer for a proposed addition in the side yard setback area for all or a portion of Lot(s) B, Block(s) 24, MESA GRANDE ADDITION zoned C-1, located on **4400 LEAD AVE SE** (K-17)
DEFERRED 10/16/12.
15. **12ZHE-80239** **Project# 1009383** **MARY LOU LANGFORD (ELIZA LINDE)** request(s) a special exception to Section 14-16-3-10(E)(3)(C): a VARIANCE of 4' to the required 6' rear landscape buffer for a proposed addition in the rear yard setback area for all or a portion of Lot(s) B, Block(s) 24, MESA GRANDE ADDITION zoned C-1, located on **4400 LEAD AVE SE** (K-17)
DEFERRED 10/16/12.
16. **12ZHE-80240** **Project# 1009383** **MARY LOU LANFORD (ELIZA LINDE)** request(s) a special exception to Section 6-6-2-5: a VARIANCE of 1 street tree to the required 6 street trees for a proposed addition for all or a portion of Lot(s) B, Block(s) 24, MESA GRANDE ADDITION zoned C-1, located on **4400 LEAD AVE SE** (K-17)
DEFERRED 10/16/12.
17. **12ZHE-80243** **Project# 1009385** **JOHN PACHECO** request(s) a special exception to Page 45 of the SOUTH BROADWAY SECTOR DEVELOPMENT PLAN and 14-16-2-6(E)(1): a VARIANCE of 7' to the required 20' front yard setback for an existing porch for all or a portion of Lot(s) 2, Block(s) 14, LOWER BROADWAY ADDN zoned SU-2 MR, located on **2706 WILLIAM ST SE** (M-14)
DEFERRED 10/16/12.
18. **12ZHE-80227** **Project# 1009371** **AHMET TIRYAKI d/b/a DAMA CONSTRUCTION (DAC ZONING & LAND USE SERVICES)** request(s) a special exception to Section 14-16-2-9(D)(1): a VARIANCE to the 22' lot width per townhouse to allow a proposed 46 townhouse unit on a lot width of 462' for all or a portion of Lot(s) I, Tract(s) H&I, LA CUESTA zoned R-T, located on **12004 ZIA RD NE** (K-22)
APPROVED

19. **12ZHE-80230** **Project# 1009376** **KURT BROWNING, TITAN SANTA MONICA LLC., (CONSENSUS PLANNING, INC.)** request(s) a special exception to Section 14-16-3-18(C)(1)(d): a VARIANCE of 2' to the required 6' width sidewalk clearance requirement for a new multi-family development for all or a portion of Lot(s) 2, SANTA MONICA PLACE zoned R-2, located on **6401 SANTA MONICA AV NE (D-18)**
DEFERRED 10/16/12.
20. **12ZHE-80231** **Project# 1009376** **KURT BROWNING, TITAN SANTA MONICA LLC., (CONSENSUS PLANNING, INC.)** request(s) a special exception to Section 14-16-3-1(H)(1): a VARIANCE of 2' to the required 6' width unobstructed pedestrian walkways within a site for a multi-family development for all or a portion of Lot(s) 2, SANTA MONICA PLACE zoned R-2, located on **6401 SANTA MONICA AV NE (D-18)**
DEFERRED 10/16/12.
21. **12ZHE-80260** **Project# 1009401** **BILL MELLO (DEVIN CANNADY)** request(s) a special exception to Section 14-16-3-10(E)(3): a VARIANCE to allow parking for display vehicles within the required landscape buffer for all or a portion of UNPLATTED/ SPARTAN CORP zoned SU-1 C-2 USES, located on **9621 COORS BLVD NW (C-13)**
22. **12ZHE-80236** **Project# 1009381** **KEN GINGERICH, FRINGCREST LLC (EVANGELINE ALDERETE-PADILLA)** request(s) a special exception to Section 14-16-3-1(A)(26): a VARIANCE of 2 parking spaces to the 2 parking spaces required for a proposed restaurant for all or a portion of Lot(s) 20, Block(s) 3, CORONADO BUILDERS INC/KNOB HEIGHTS ADDNITION zoned C-1, located on **1111 CARLISLE BLVD SE SUTE B (L-16)**
APPROVED.
23. **12ZHE-80254** **Project# 1009396** **AJAY JARIWALA (PETER BUTTERFIELD)** request(s) a special exception to Section 14-16-3-1(A)(20): a VARIANCE of 15 parking spaces from the required 98 spaces to a proposed 83 spaces for all or a portion of Lot(s) 4B, Block(s) 4B, SUNPORT PARK zoned IP, located on **1300 WOODWARD RD SE (M-15)**
DEFERRED 11/19/12.
24. **12ZHE-80241** **Project# 1009384** **MANUEL A. ARAGON (DAC ZONING & LAND USE SERVICES)** request(s) a special exception to Page 45 of the SOUTH BROADWAY SECTOR DEVELOPMENT PLAN and 14-16-2-6(D)(2)(a)(2): a VARIANCE of 12.5' to the 50' width required for a proposed lot for all or a portion of Lot(s) A, AINSWORTH TRACT zoned SU-2 MR, located on **1114 COMMERCIAL ST SE (L-14)**
APPROVED.
25. **12ZHE-80242** **Project# 1009384** **MANUEL A. ARAGON (DAC ZONING & LAND USE SERVICES)** request(s) a special exception to Page 45 of the SOUTH BROADWAY SECTOR DEVELOPMENT PLAN and 14-16-2-6(D)(2)(a)(1): a VARIANCE of 279' to the required 5000' for a proposed lot for all or a portion of Lot(s) A, AINSWORTH TRACT zoned SU-2 MR, located on **1114 COMMERCIAL ST SE (L-14)**
APPROVED.
26. **12ZHE-80253** **Project# 1009395** **GUY JACKSON (DAN RICH)** request(s) a special exception to Section 14-16-3-2(B)(4): a VARIANCE to increase the square footage of two existing free standing signs by 24 square feet each for all or a portion of Lot(s) Y-2A-1-A, Y-2A-1-B, Y-2A-1-C & Y-2A-1-D, TAYLOR RANCH zoned C-2 (SC), located on **6971 TAYLOR RANCH DR NW (D-11)**
APPROVED.

27. **12ZHE-80247** **Project# 1009389** **WILL ROUNSEVILLE (MANDY ERICKSON)** request(s) a special exception to Section 14-16-4-13: a STATUS ESTABLISHED BUILDING REVIEW to allow an existing dwelling unit for all or a portion of Lot(s) 23, PUEBLO BONITO zoned R-1, located on **2429 PUEBLO BONITO CT NW** (J-13)
APPROVED WITH CONDITIONS.
28. **12ZHE-80220** **Project# 1009358** **MARCELLA BALOGH** request(s) a special exception to Section 14-16-2-6(B)(14) : a CONDITIONAL USE to allow an existing 4' chain link fence in the front yard setback area for all or a portion of Lot(s) 10, Block(s) B, CITY VIEW ESTATES UNIT A zoned R-1, located on **14209 DOMINGO RD NE** (K-23)
APPROVED WITH CONDITIONS.
29. **12ZHE-80237** **Project# 1009382** **MARK A. STUART** request(s) a special exception to Section 14-16-2-6(B)(14): a CONDITIONAL USE to allow an existing 5' wall in the front and side yard setback area for all or a portion of Lot(s) 1, Block(s) 9, KNOB HEIGHTS ADDN REPLAT OF TR 9 zoned R-1, located on **901 AMHERST DR SE** (L-16)
APPROVED WITH CONDITIONS.
30. **12ZHE-80249** **Project# 1009391** **RICARDO ALVARADO** request(s) a special exception to Section 14-16-2-6(B)(14): a CONDITIONAL USE to allow an existing 5' fence in the front yard setback area for all or a portion of Lot(s) 11, Block(s) 11, HOFFMANTOWN ADDN zoned R-1, located on **2701 GARCIA ST NE** (H-20)
31. **12ZHE-80250** **Project# 1009392** **ERIC ADAMS** request(s) a special exception to Section 14-16-2-6(B)(14): a CONDITIONAL USE to allow an existing 5' fence in the front yard setback area for all or a portion of Lot(s) 11, Block(s) 10, ACADEMY ACRES UNIT 1 zoned R-1, located on **6508 LOUISE PL NE** (E-18)
APPROVED WITH CONDITIONS.
32. **12ZHE-80257** **Project# 1009397** **NINA SIMON** request(s) a special exception to Section 14-16-2-6(B)(14)(a)(1): a CONDITIONAL USE to allow a proposed 5' wall in the front and side yard setback area for all or a portion of Lot(s) 30, Block(s) C, ALTURA ADDN zoned R-1, located on **1826 SOLANO DR NE** (J-17)
APPROVED
33. **12ZHE-80229** **Project# 1009374** **YOLANDA M. SHIPE (GILBERT AUSTIN, AUSTIN'S CARPORTS)** 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) 4, Block(s) 4, CARLISLE PLAZA ADDN zoned R-1, located on **4015 COMANCHE RD NE** (G-17)
APPROVED WITH CONDITIONS.
34. **12ZHE-80232** **Project# 1009377** **KATHY VANGUNDY (MICHAEL AUGLIN, J&K BUILDERS LLC.)** 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) 13, Block(s) 34, RIDGECREST ADDN zoned R-1, located on **1816 MORNINGRISE PL SE** (L-17)
APPROVED WITH CONDITIONS.
35. **12ZHE-80246** **Project# 1009388** **KEITH GAINER (HOME RESORT LIVING, SHERI BARAJAS)** 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) 70, ACADEMY PLACE UNIT 1 zoned R-1, located on **5516 CARMELITA DR NE** (F-21)
APPROVED WITH CONDITIONS.

36. **12ZHE-80221** **Project# 1009361** **JOSEPH B. MECKLER (NATHAN THORTON)** request(s) a special exception to Section 14-16-2-14(E)(2), 14-16-2-12(B)(1) and 14-16-2-11(B)(1), 14-16-2-6(B)(12): a CONDITIONAL USE for a proposed shade structure in the rear yard setback area for all or a portion of Lot(s) 9P, INVERNESS AT TANOAN PHASE 3 zoned R-D, located on **11509 PAGANICA WY NE (E-22)**
APPROVED WITH CONDITIONS.
37. **12ZHE-80223** **Project# 1009365** **VERONICA TORRES** request(s) a special exception to Page 76 of the UNIVERSITYNEIGHBORHOOD SECTOR DEVELOPMENT PLAN and 14-16-2-17(B)(20): a CONDITIONAL USE to allow proposed tent activities for more than 14 days a year for all or a portion of Lot(s) 9, Block(s) 8, BROWNEWELL & LAIS HIGHLAND ADDN, zoned SU-2 CMU, located on **1511 CENTRAL AV NE (K-15)**
APPROVED.
38. **12ZHE-80224** **Project# 1009366** **WILLIAM COLLINS FOR IRNEN'S IMPRESSIONS** request(s) a special exception to Section 14-16-2-6(B)(5): a CONDITIONAL USE to allow up to 12 children for a proposed home family day care for all or a portion of Lot(s) 32, Block(s) B, COLLEGE HEIGHTS UNIT 1 zoned R-1, located on **5712 AVENIDA ARTURO NW (E-11)**
APPROVED.
39. **12ZHE-80251** **Project# 1009393** **ANA LILIA ZUNIGA** request(s) a special exception to Section 14-16-2-6(B)(5) : a CONDITIONAL USE to allow a proposed child day care for up to 12 children for all or a portion of Lot(s) 234A, RIO GRANDE HEIGHTS ADDN zoned R-1, located on **401 DOLORES DR SW (K-11)**
APPROVED.
40. **12ZHE-80233** **Project# 1009378** **KATHLEEN RAMIREZ (KENNETH LUJAN)** request(s) a special exception to Section 14-16-2-6(B)(7): a CONDITIONAL USE to allow a proposed audiologist office for all or a portion of Lot(s) 78, Block(s) 41, KNOLLS OF PARADISE HILLS UNIT 2 zoned R-1, located on **4516 CAPRI CT NW (B-12)**
APPROVED WITH CONDITIONS.
41. **12ZHE-80245** **Project# 1009387** **CMH MANUFACTURING WEST AND HOMES DIRECT (CONSENSUS PLANNING)** request(s) a special exception to Page 47 of the SOUTH BROADWAY SECTOR DEVELOPMENT PLAN and 14-16-2-20(B)(5): a CONDITIONAL USE for the sale of manufactured homes for all or a portion of Lot(s) 3, BROADWAY INDUSTRIAL CENTER UNIT 1 zoned SU-2 HM, located on **2700 KARSTEN CT SE (M-15)**
DEFERRED
42. **12ZHE-80248** **Project# 1009390** **ALBUQUERQUE BREWING COMPANY (MICHAEL MARSH)** request(s) a special exception to Section 14-16-2-17(B)(15): a CONDITIONAL USE to allow the proposed manufacturing and retailing of beer for off premises consumption under a small brewers license for all or a portion of Lot(s) Y, Block(s) 10, VALLEY VIEW ADDN zoned CCR-3, located on **400 WASHINGTON ST SE (K-17)**
APPROVED WITH CONDITIONS.