

## HEARING ON SPECIAL EXCEPTIONS TO THE COMPREHENSIVE CITY ZONING CODE

## ZONING HEARING EXAMINER'S AGENDA

TUESDAY, JULY 15, 2014 9:00 A.M. PLAZA DEL SOL HEARING ROOM BASEMENT LEVEL 600 SECOND STREET NW (ON THE NORTHEAST CORNER OF $2^{N D}$ STREET AND ROMA NW)

STAFF<br>Joshua J. Skarsgard, Esq., Zoning Hearing Examiner<br>Randall Falkner, Planner<br>Christa Wagner, Administrative Assistant

For Inquiries Regarding This Agenda, Please Call Christa Wagner at (505) 924-3894.

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# PLEASE ADDRESS ALL CORRESPONDENCE TO: <br> Joshua J. Skarsgard, Esq. <br> Office of Administrative Hearings <br> 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:

| *IR* 14ZHE80114 | 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 D1, Block A, ALAMOSA ADDN zoned R-T, located on 6431 TRUJILLO RD SW (K-11) |
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| 2. *IR* 14 ZHE - <br> 80130 | $\begin{aligned} & \text { Project\# } \\ & 1010100 \end{aligned}$ | 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 R1, located on 1224 DOLORES DR NW (J-11) |

## OLD BUSINESS:

3. 14ZHE-80039
4. 14ZHE-80100 Project\# DOMINIC SALAS requests a special exception to Section 14-16-31010062 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)
$\begin{array}{ll}\text { 5. } 14 \text { ZHE-80104 } & \text { Project\# } \\ & 1010066\end{array}$
5. 14ZHE-80118 Project\# 1010083
6. 14ZHE-80119 Project\# 1010083
7. 14ZHE-80140 Project\# 1010109
8. 14ZHE-80144 Project\# 1010112

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)
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)

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)
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)
DENNIS W. KING requests a special exception to Section 14-16-3$3(\mathrm{~B})(2)(\mathrm{e})$ : 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)
10. 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)
11. 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 $10^{\prime}$ to the $10^{\prime}$ 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 (K16)
12. 14ZHE-80135 Project\# 1010105

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)
13. 14ZHE-80116 Project\# OLEN CURL requests a special exception to Section 14-16-2-6(E)(1): a 1010081 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)
14. 14ZHE-80121 Project\# 1010091

VICENTE ARGUELLO requests a special exception to Section 14-16-2$6(\mathrm{E})(3)(\mathrm{a})$ : 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)
15. 14ZHE-80122 Project\# 1010091

VICENTE ARGUELLO requests a special exception to Section 14-16-2$6(\mathrm{E})(5)(\mathrm{a})$ : 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)

| 16. | 14ZHE-80141 | $\begin{aligned} & \text { Project\# } \\ & 1010110 \end{aligned}$ | 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) |
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| 17. | 14ZHE-80142 | $\begin{aligned} & \text { Project\# } \\ & 1010111 \end{aligned}$ | 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) |
| 18. | 14ZHE-80143 | $\begin{aligned} & \text { Project\# } \\ & 1010111 \end{aligned}$ | 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) |
| 19. | 14ZHE-80127 | Project\# 1010095 | ASHOK KAUSHAL requests a special exception to Section 14-16-319(A)(3)(a): a VARIANCE of $3^{\prime}$ to the 3 ' height allowed within the 5 ' public right of way for a proposed $6^{\prime}$ 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) |
| 20. | 14ZHE-80131 | Project\# 1010101 | PERLA CLIFTON requests a special exception to Section 14-16-319(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) |

IF YOU ARE AGENDA ITEMS 21-46

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

| 21. | 14ZHE-80137 | $\begin{aligned} & \text { Project\# } \\ & 1010107 \end{aligned}$ | CECILIA CHAVEZ requests a special exception to Section 14-16-319(A)(2)(a): a VARIANCE request of 3 ' for a proposped 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) |
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| 22. | 14ZHE-80138 | $\begin{aligned} & \text { Project\# } \\ & 1010107 \end{aligned}$ | CECILIA CHAVEZ requests a special exception to Section 14-16-319(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) |
| 23. | 14ZHE-80146 | Project\# <br> 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) |
| 24. | 14ZHE-80112 | Project\# <br> 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) |


| 25. | 14ZHE-80129 | $\begin{aligned} & \text { Project\# } \\ & 1010099 \end{aligned}$ | 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) |
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| 26. | 14ZHE-80147 | $\begin{aligned} & \text { Project\# } \\ & 1010116 \end{aligned}$ $1010116$ | 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) |
| 27. | 14ZHE-80149 | Project\# 1010118 | STEPHEN SALETTA requests a special exception to Section 14-16-220(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 $\mathrm{M}-1$, located on 2007 CANDELARIA RD NE (H-15) |
| 28. | 14ZHE-80152 | Project\# <br> 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) |
| 29. | 14ZHE-80136 | Project\# | 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) |
| 30. | 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) |
| 31. | 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) |
| 32. | 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) |
| 33. | 14ZHE-80125 | Project\# | 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) |
| 34. | 14ZHE-80126 | Project\# | 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) |
| 35. | 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) |
| 36. | 14ZHE-80151 | Project\# 1010119 | BARBARA CHAPPELL requests a special exception to Section 14-16-319(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) |


| 37. | 14ZHE-80148 | $\begin{aligned} & \text { Project\# } \\ & 1010117 \end{aligned}$ | 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 $26^{\prime}$ 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 (D9) |
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| 38. | 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 incoporate 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) |
| 39. | 14ZHE-80154 | $\begin{aligned} & \text { Project\# } \\ & 1010124 \end{aligned}$ | 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 incoporate 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) |
| 40. | 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 incoporate 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) |
| 41. | 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 incoporate 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) |
| 42. | 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 incoporate 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) |
| 43. | 14ZHE-80158 | $\begin{aligned} & \text { Project\# } \\ & 1010128 \end{aligned}$ | 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) |
| 44. | 14ZHE-80159 | $\begin{aligned} & \text { Project\# } \\ & 1010128 \end{aligned}$ | 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 incoporate 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) |

45. 14ZHE-80160

Project\# 1010129

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)
46. 14ZHE-80161 Project\# PRICE, GARRET/ VP LAND ACQUISITION AND DEV. (STROZIER, 1010130 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)

