

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 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:

Project#

••	80114	1010079	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)
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)

MIRNA VASQUEZ requests a special exception to Section 14-16-2-9(B) and

OLD BUSINESS:

IR 147HF-

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)
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)

NEW BUSINESS:

5.	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)
6.	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)
7.	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)
8.	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)
9.	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)
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' 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)
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# 1010081	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)
14.	14ZHE-80121	Project# 1010091	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)
15.	14ZHE-80122	Project# 1010091	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)

16.	14ZHE-80141	Project# 1010110	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)
17.	14ZHE-80142	Project# 1010111	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	Project# 1010111	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 14-16-3-19(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)
20.	14ZHE-80131	Project# 1010101	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)

<u>HEARING WILL RESUME PROMPTLY</u> <u>AT 1:30 P.M. WITH ITEM #21</u>

IF YOU ARE AGENDA ITEMS 21-46

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

21.	14ZHE-80137	Project# 1010107	CECILIA CHAVEZ requests a special exception to Section 14-16-3-19(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)
22.	14ZHE-80138	Project# 1010107	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)
23.	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)
24.	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)

25.	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)
26.	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)
27.	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)
28.	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)
29.	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)
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# 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)
34.	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)
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 14-16-3-19(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)

37.	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)
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	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 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	Project# 1010128	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)

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# 1010130	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)