



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

TUESDAY, AUGUST 12, 2008 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

*Roberto Albertorio, Esq., Zoning Hearing Examiner
Tom Rojas, Deputy Zoning Hearing Examiner
Lucinda Montoya, Administrative Assistant*

For Inquiries Regarding This Agenda, Please Call Lucinda Montoya at (505) 924-3918.

PLEASE ADDRESS ALL CORRESPONDENCE TO:

***Roberto Albertorio, 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 Lucinda Montoya at (505) 924-3918.*

OLD BUSINESS:

- | | | | |
|----|--------------------|-----------------------------|--|
| 1. | 08ZHE-80265 | Project#
1007334 | K&M DEVELOPMENT (CONSENSUS PLANNING, AGENT) request(s) a special exception to Section pg. 14-1: a VARIANCE of 26' to the 26' maximum building height requirement for a proposed 52' high building on all or a portion of Lot(s) 17-20 & 13-19, Block(s) 29 & 30, RAYNOLDS ADDN/HUNING CASTLE ADDN zoned SU-2 MFR, located at 636 14TH ST SW (K-13)

APPROVED WITH CONDITIONS |
| 2. | 08ZHE-80266 | Project#
1007334 | K&M DEVELOPMENT (CONSENSUS PLANNING, AGENT) request(s) a special exception to Section 14-16-2-11(F)(1): a VARIANCE of 0.5 floor area ratio to the maximum permitted 0.5 floor area ratio to allow 1.0 floor area ratio for 28 proposed condos (SU-2 MFR) zone on all or a portion of Lot(s) 17-20 & 13-19, Block(s) 29 & 30, RAYNOLDS ADDN/HUNING CASTLE ADDN zoned SU-2 MFR, located at 636 14TH ST SW (K-13)

APPROVED WITH CONDITIONS |
| 3. | 08ZHE-80172 | Project#
1007220 | PATRICIA A SERRAULT request(s) a special exception to Section 14-16-3-3(4)(a)1: a VARIANCE of 3' to the 3' wall height allowance for a proposed 6' high wall in the front yard setback area on all or a portion of Lot(s) 5A, Block(s) 1, FITZGERALD ADDN zoned R-1, located at 512 FITZGERALD RD NW (G-14)

APPROVED WITH CONDITIONS |

4. **08ZHE-80189** **Project#** ALEJANDRO GONZALEZ-BASURTO request(s) a special exception to
1007237 Section 14-16-2-11(A)(3) and SOUTH BROADWAY SDP, PAGE 45, I.A.1.a.:
a CONDITIONAL USE to allow for a proposed apartment unit in an SU-2/M-
R zone on all or a portion of Lot(s) 10, Block(s) J, EASTERN ADDN zoned
SU-2/M-R, located at 1307 JOHN ST SE (L-14)

DEFERRED TO 9/16/08
5. **08ZHE-80260** **Project#** DAVID REID (DEBORAH ZACK, AGENT) request(s) a special exception to
1007330 Section 14-16-3-12(A)(7) and 14-16-2-6(A)(3): a VARIANCE of 17' to the
1,500' minimum separation requirement between Community Residential
Programs for a proposed Community Residential Program in a R-1 zone on
all or a portion of Lot(s) 14, Block(s) 1, EL SOLINDO REPLAT OF zoned R-
1, located at 3825 TRACY ST NE (G-22)

APPROVED WITH CONDITIONS
6. **08ZHE-80252** **Project#** ROBERT M. GALLEGOS request(s) a special exception to Section 14-16-3-
1007323 12(A)(7): a VARIANCE of 1,147' to the 1,500' minimum separation
requirement between Community Residential Programs for a proposed
Community Residential Program in an R-1 zone on all or a portion of Lot(s)
7, Block(s) 29, WAGGOMAN-DENNISON ADDN zoned R-1, located at 424
GENERAL HODGES NE (K-20)

APPROVED WITH CONDITIONS
7. **08ZHE-80263** **Project#** ARMSTRONG DEVELOPMENT PROPERTIES (DARREN SOWELL
1007332 ARCHITECTS, AGENT) request(s) a special exception to Section 14-16-3-2-
(K)(2): a VARIANCE 10' to the 20' maximum light pole height requirement for
70 proposed 30' high light poles in a C-2 zone on all or a portion of Tract(s)
4A1, 4B, 5B1, 5B2, 1A, 2A, 1B, 2B, 3B & 6, BARRETT SUBDIVISION AND
LANDS OF WETCO zoned C2, located at 201 UNSER BLVD SW (L-10,K-
10,K-9)

APPROVED
8. **08ZHE-80253** **Project#** EFRAN ESCOBEDO request(s) a special exception to Section 14-16-3-
1007324 3(4)(a)1: a VARIANCE of 4'10" to the 3' wall height allowance for an existing
7'10" high fence in the front yard setback area on all or a portion of Lot(s) 9,
Block(s) C, LAVALAND ADDN zoned R-1, located at 215 57TH ST NW (K-
11)

APPROVED WITH CONDITIONS
9. **08ZHE-80248** **Project#** LORI SCHMIDT request(s) a special exception to Section 14-16-2-
1007311 (B)(14)(a)(1): a CONDITIONAL USE to allow for a wall over 3' in height in
the front yard setback area for a proposed 5'8" high wall on all or a portion of
Lot(s) 1, Block(s) 10, MURPHYS zoned R-1, located at 4615 MOUNTAIN
RD NE (J-17)

WITHDRAWN
10. **07ZHE-80019** **Project#** ROBERT GATAN request(s) a special exception to Section 14. 16. 2. 17.
1006658 (B). (18).: a CONDITIONAL USE to to allow for the proposed manufacturing
of countertops in a C-2 zone on all or a portion of Lot(s) 8-10, Block 7,
WAGGOMAN-DENNISON ADDN zoned C-2, located at 9319 CENTRAL
AVE NE (K-20)

APPROVED WITH CONDITIONS
11. **08ZHE-80096** **Project#** OMAR ROMAN request(s) a special exception to Section Pg. 83 LCR AND
1007111 Pg. 81-R-1 and 14-16-3-3 (A)(4)(9)1: a VARIANCE of 4' to the 3' wall height
allowance for an existing 7' high wall on all or a portion of Lot(s) 3 AND 4,
Block(s) 1, APODOCA AND SEDILLO zoned SU2-LCR AND SU2 R-1,
located at 1404 8TH ST SW (L-14)

DENIED

NEW BUSINESS:

- 12. **08ZHE-80278** **Project#** RIO GRANDE PROPERTIES (DAC ENT., AGENT) request(s) a special exception to Section 14-16-2-19(C)(1): a VARIANCE of 12'6" to the maximum 5' height allowed for a building within the 45% angle plane for an existing 19' high building on all or a portion of Lot(s) 7A, JOURNAL CENTER, PHASE 2 UNIT 1 zoned IP, located at 7400 HANCOCK CT NE (D-17)
1007369

APPROVED
- 13. **08ZHE-80279** **Project#** RIO GRANDE PROPERTIES (DAC ENT., AGENT) request(s) a special exception to Section 14-16-2-19(E)(2): a VARIANCE of 5' to the 10' side yard setback area requirement for an existing building on all or a portion of Lot(s) 7A, JOURNAL CENTER, PHASE 2 UNIT 1 zoned IP, located at 7400 HANCOCK CT NE (D-17)
1007369

APPROVED
- 14. **08ZHE-80287** **Project#** JOSE RODRIGUEZ (DAC ENT., AGENT) request(s) a special exception to Section 14-16-2-11(D)(2) and 14-16-2-9(D)(3): a VARIANCE of 3' to the 36' minimum lot width requirement for a proposed single-family dwelling on all or a portion of Lot(s) A-1, Block(s) T-1, CARLOS REY zoned R-2, located at 6620 CHURCHILL RD SW (K-10)
1007378

APPROVED
- 15. **08ZHE-80280** **Project#** SHAW PROPERTIES (DAC ENT., AGENT) request(s) a special exception to Section 14-16-4-13: a STATUS ESTABLISHED BUILDING REVIEW to allow for an existing 5-dwelling units in the SU-2 TH zone on all or a portion of Lot(s) 33 & 34, PEREA ADDN zoned SU-2 TH, located at 315 10TH ST NW (J-13)
1007371

DEFERRED TO 10/21/08
- 16. **08ZHE-80281** **Project#** SHAW PROPERTIES (DAC ENT., AGENT) request(s) a special exception to Section 14-16-4-13: a STATUS ESTABLISHED BUILDING REIVEW for an existing dwelling unit and office in the SU-2 SF zone on all or a portion of Lot(s) 10, Block(s) 2, CHACON ADDN zoned SU-2 SF, located at 500 17TH ST NW (J-13)
1007372

DEFERRED TO 10/21/08

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #17

IF YOU ARE AGENDA ITEMS #17 - #33

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

- 17. **08ZHE-80286** **Project#** JASON PETERSON request(s) a special exception to Section 14-16-3-3-(A)(4)(a)3: a CONDITIONAL USE to allow for a wall over 3' in height in the side yard seback area for an existing 5' high wall on all or a portion of Lot(s) 5, Block(s) S, SAN GABRIEL VILLAGE UNIT 3B zoned R-1, located at 10601 CIELITO LINDO NE (G-21)
1007377

APPROVED WITH CONDITIONS

18. **08ZHE-80274** **Project# 1007358** SHERRY LEESON request(s) a special exception to Section 14-16-2-6(E)(1): a VARIANCE of 4' to the 20' front yard setback area requirement for a proposed garage on all or a portion of Lot(s) 7, Block(s) 11, MESA DEL NORTE HEIGHTS zoned R-1, located at 7625 WINTER AVE NE (J-19)
APPROVED
19. **08ZHE-80283** **Project# 1007374** LYNN SLOAN request(s) a special exception to Section 14-16-2-6(E)(5)(a): a VARIANCE of 4.5' to the 15' rear yard setback area requirement for a proposed addition to the main dwelling on all or a portion of Lot(s) 1, Block(s) 2, BEAR CANYON ESTATES UNIT 2 zoned R-1, located at 9300 TASCO DR NE (F-20)
APPROVED
20. **08ZHE-80291** **Project# 1007385** ROBERT D REULE request(s) a special exception to Section 14-16-2-6(C): a VARIANCE of 7'10" to the 26' maximum building height requirement for a proposed dwelling on all or a portion of Lot(s) 1-A, THE MASTERS AT TANOAN zoned R-D, located at 10016 MASTERS DR NE (E-21)
APPROVED
21. **08ZHE-80269** **Project# 1007345** JAIME HERRERA request(s) a special exception to Section 14-16-3-3(A)(4)(a)1.: a VARIANCE of 1'3" to the 8' wall height allowance for an existing 9'3" high wall in the rear yard setback area on all or a portion of Lot(s) 12, Block(s) 5, CENTRAL PARK ADDN DENNIS REPLAT OF BLK 5C zoned R-1, located at 844 ALVARADO DR SE (L-18)
APPROVED WITH CONDITIONS
22. **08ZHE-80270** **Project# 1007345** JAIME HERRERA request(s) a special exception to Section 14-16-3-3(A)(4)(a)1.: a VARIANCE of 3' to the 3' wall height allowance for an existing 6' high wall in the front and street side setback areas on all or a portion of Lot(s) 12, Block(s) 5, CENTRAL PARK ADDN DENNIS REPLAT OF BLK 5 zoned R-1, located at 844 ALVARADO DR SE (L-18)
APPROVED WITH CONDITIONS
23. **08ZHE-80271** **Project# 1007350** PAUL INGLAT request(s) a special exception to Section 14-16-3-19(2)(a): a VARIANCE of 5' to the 3' wall height allowance for a proposed 8' high wall in the side yard setback area facing a public right-of-way on all or a portion of Lot(s) 10, Block(s) 14, ROURKES NEW YEAR ADDN zoned R-1, located at 4706 CONSTITUTION NE (J-17)
DEFERRED TO 9/16/08
24. **08ZHE-80276** **Project# 1007363** CELESTINO P. CENTENO request(s) a special exception to Section 14-16-3-3(4)(a)1: a VARIANCE of 3' to the 3' fence height allowance for a proposed 6' high fence in the front yard setback area on all or a portion of Lot(s) 6, Block(s) 1, ZAPFS ORCHARD zoned SU-2 SF, located at 1001 ORCHARD PL NW (J-13)
APPROVED WITH CONDITIONS
25. **08ZHE-80290** **Project# 1007382** JAMES GERARD MORALES request(s) a special exception to Section 14-16-2-6-(B)(14)(a)1: a VARIANCE of 2' to the 3' wall height allowance for a proposed 5' wall in the front yard setback area on all or a portion of Lot(s) 4, Block(s) C, CIELO DORADO zoned RD, located at 7305 ELDERWOOD DR NW (H-10)
APPROVED WITH CONDITIONS
26. **08ZHE-80268** **Project# 1007340** ALBERTSON'S (AMERICAN PROMOTIONAL EVENTS, AGENT) request(s) a special exception to Section 14-16-2-16(B)(6): a CONDITIONAL USE to allow proposed firework sales for a 45 days within one calendar year on all or a portion of Lot(s) X2, BRENTWOOD HILLS zoned C-1, located at 2200 JUAN TABO BLVD NE (H-22)
DEFERRED TO 9/16/08

27. **08ZHE-80272** **Project# 1007354** PHILIP CALLOW (AUSTIN'S CARPORTS, AGENT) request(s) a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for a proposed carport in the front yard setback area on all or a portion of Lot(s) 8, Block(s) 5, HOLKIDAY PARK UNIT 3 zoned R-1, located at 11509 GOLDEN GATE NE (G-22)
DEFERRED TO 9/16/08
28. **08ZHE-80273** **Project# 1007357** PATRICK & SUSAN MCKNIGHT (GERALDO CARBAJAL, AGENT) request(s) a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for a proposed carport in the front yard setback area on all or a portion of Lot(s) 15 & 16, Block(s) 22, HUNING CASTLE ADDN zoned R-1, located at 1623 ESCALANTE AVE SW (K-13)
APPROVED
29. **08ZHE-80275** **Project# 1007360** MANUEL F SENA request(s) a special exception to Section 14-16-2-6(B)(3): a CONDITONAL USE to allow for a proposed carport in the front yard setback area on all or a portion of Lot(s) 12A, Block(s) 2, MANZANO MANOR UNIT 2 zoned R-1, located at 12609 NAMBE CT NE (K-22)
APPROVED
30. **08ZHE-80285** **Project# 1007376** ABE D. SERNA request(s) a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for a proposed carport in the front yard setback area on all or a portion of Lot(s) 30, Block(s) 50, SNOWHEIGHTS zoned R-1, located at 2506 CAROL ST NE (H-21)
APPROVED
31. **08ZHE-80277** **Project# 1007366** THOMAS KOONS request(s) a special exception to Section 14-16-2-6(B)(14)1: a CONDITIONAL USE to allow for a wall over 3' in height in the front yard setback area, 15' from the edge of the street for a proposed 6' high wall on all or a portion of Lot(s) 17 & 16, Block(s) 7, LOBO ADDN zoned R-1, located at 1314 COLUMBIA DR NE (J-16)
APPROVED WITH CONDITIONS
32. **08ZHE-80282** **Project# 1007373** LEOPOLDO MARTINEZ request(s) a special exception to Section 14-16-2-6(B)(14)(a)2.: a CONDITIONAL USE to allow for a wall over 3' in height in the front & side yard setback areas for an existing 5'3" wall on all or a portion of Lot(s) 11, Block(s) N1, CARLOS REY ADDN zoned R-1, located at 507 63RD STREET SW (K-11)
APPROVED WITH CONDITIONS
33. **08ZHE-80284** **Project# 1007375** ALFRED ALDERETE request(s) a special exception to Section 14-16-2-6-B(14)(a)2: a CONDITIONAL USE to allow for a wall over 3' in height in the front yard setback area for a proposed 5' high wall on all or a portion of Lot(s) 27, IZABEL zoned RA-2, located at 2705 IZABEL RD SW (Q-10)
APPROVED WITH CONDITIONS