



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, SEPTEMBER 16, 2008 AT 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.*

INTERPRETER REQUIRED:

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| 1. | 08ZHE-80304 | Project#
1007407 | ERNESTO OLIVAS-CERECERES request(s) a special exception to Section 14-16-2-6(B)(14)(a)(2) and N/A: 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) 25, Block(s) 3, SUNSET WEST ADDN UNIT 1 zoned R-1, located at 9208 SUNBOW SW (M-9) |
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OLD BUSINESS:

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| 2. | 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 20 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) |
| 3. | 08ZHE-80189 | Project#
1007237 | ALEJANDRO GONZALEZ-BASURTO request(s) a special exception to 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 townhouse development (3 units) 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 221 AVENIDA CESAR CHAVEZ SE (L-14) |

4. **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)
5. **08ZHE-80272** **Project#**
1007354 PHILIP CALLOW (GILBERT AUSTIN, 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)

NEW BUSINESS:

6. **08ZHE-80294** **Project#**
1007389 DENNIS G ACCARDI (GILBERT AUSTIN, 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) 22, Block(s) 36, ACADEMY ACRES UNIT 8 zoned R-1, located at 6312 DUNGAN ST NE (E-18)
7. **08ZHE-80301** **Project#**
1007403 JOHN GRANATO (GILBERT AUSTIN, 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) 16, Block(s) 7, VISTA ORIENTE zoned R-1, located at 13209 ORIENTE AVE NE (K-22)
8. **08ZHE-80296** **Project#**
1007392 CHRISTOPHER OGLESBY request(s) a special exception to Section PG. 71 C.1 SDP: a VARIANCE of 4' to the 10' front yard setback area for a proposed addition to the dwelling on all or a portion of Lot(s) 13A3A2, BARELAS zoned SU-2 R-1, located at 1113 8TH ST SW (K-13)
9. **08ZHE-80310** **Project#**
1007413 TROY HAMBY (YOLANDA MONTOYA, AGENT) request(s) a special exception to Section 14-16-2-14(B) and 14-16-2-9(E)(1): a VARIANCE of 8' to the 20' front yard setback area requirement for a proposed dwelling on all or a portion of Lot(s) 12-P1, BARON'S RUN zoned R-D, located at 9200 LEXIE LN NE (B-19)
10. **08ZHE-80324** **Project#**
1007427 MATTHEW HERRERA request(s) a special exception to Section 14-16-2-6(E)(1): a VARIANCE of 8'10" to the 20' front yard setback area requirement for a proposed addition to the dwelling on all or a portion of Lot(s) 13, Block(s) 13, PARADISE HIEGHTS UNIT 1 zoned R-1, located at 10548 REDBUD ST NW (A-12)
11. **08ZHE-80308** **Project#**
1007411 SCOTT HEATLY request(s) a special exception to Section 14-16-3-3(A)(3)(b): a VARIANCE of 15' to the 20' side yard setback area (where the rear yard is abutting the front yard of a residentially zoned lot) for a proposed addition to the dwelling on all or a portion of Lot(s) 12, Block(s) 22, MONTE VISTA ADDN zoned SFHD, located at 3425 CAMPUS BLVD NE (K-16)
12. **08ZHE-80309** **Project#**
1007411 SCOTT HEATLY request(s) a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 5' to the 3' wall height allowance (where the rear yard is abutting the front yard of a residentially zoned lot) to allow for a proposed 8' high wall on all or a portion of Lot(s) 12, Block(s) 22, MONTE VISTA ADDN zoned SFHD, located at 3425 CAMPUS BLVD NE (K-16)
13. **08ZHE-80315** **Project#**
1007418 STEVEN AKERS (RENAISSANCE BUIILDERS, AGENT) request(s) a special exception to Section 14-16-2-6(E)(4)(b): a VARIANCE of 5' to the 10' side yard setback area to allow for a proposed addition to the dwelling on all or a portion of Lot(s) 19-20, Block(s) 13, GRANADA HILLS zoned R-1, located at 411 ALISO DR SE (K-17)

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| 14. | 08ZHE-80316 | Project#
1007419 | BEAR MOUNTAIN ENTERPRISES, LLC (JUDY THOMAS, AGENT) request(s) a special exception to Section BARELAS SECTOR PLAN PG. 72 SU-2 RG B. 2.: a VARIANCE of 3' to the 3' side yard setback area for an existing addition to the dwelling on all or a portion of Lot(s) 15, Block(s) H, ATLANTIC & PACIFIC ADDN zoned SU-2 RG, located at 211 ATLANTIC AVE SW (K-14) |
| 15. | 08ZHE-80303 | Project#
1007406 | SERGIO & NELLY SERRANO request(s) a special exception to Section 14-16-3-3(B)(2)(a): a VARIANCE of 4' to allow an accessory structure to exceed the 6' height of the rear yard fence for an existing 10' high garage addition in the rear yard setback area on all or a portion of Lot(s) 12, Block(s) 25, WAGGOMAN & DENNISON ADDN zoned R-1, located at 341 GENERAL BRADLEY STREET NE (K-20) |
| 16. | 08ZHE-80289 | Project#
1007381 | ALBERT GARCIA request(s) a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 3' to the 3' wall height allowance for an existing 6' high wall in the front yard setback area on all or a portion of Lot(s) 11, Block(s) 103, BRENTWOOD HILLS zoned R-1, located at 11611 MORENCI AVE NE (H-22) |
| 17. | 08ZHE-80293 | Project#
1007388 | THOMAS GOODRICH request(s) a special exception to Section 14-16-3-19(A)(2)(a): 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) 5, Block(s) 6, SARATON HEIGHTS zoned R-1, located at 908 ALVARADO DR NE (K-18) |
| 18. | 08ZHE-80297 | Project#
1007393 | BRIAN LYNN request(s) a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 1'8" to the 3' wall height allowance for an existing 4'8" high wall in the front yard setback area on all or a portion of Lot(s) 16, Block(s) 23, HUNING CASTLE ADDN zoned R-1, located at 1505 ESCALANTE AVE SW (K-13) |
| 19. | 08ZHE-80298 | Project#
1007395 | KEVIN J. AND KIM W. JARIGESE request(s) a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 5' to the 3' wall height allowance for a proposed 8' high wall in the rear and side yard setback areas on all or a portion of Lot(s) 1A, Block(s) 11, ACADEMY PLACE SUBDIVISION zoned R-1, located at 10700 LOWE ST NE (E-21) |
| 20. | 08ZHE-80300 | Project#
1007401 | ARMANDO ALBA (NORMAN HENRY, AGENT) request(s) a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 2' to the 3' wall height allowance for an existing 5' high wall in the front yard setback area on all or a portion of Lot(s) 14, Block(s) J, ALTURA ADDN zoned R-1, located at 1602 ALISO DR NE (J-17) |
| 21. | 08ZHE-80305 | Project#
1007408 | HELEN & DAVE VAN DE VALDE request(s) a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE OF 1' to the 3' wall height allowance for a proposed 4' high wall in the front yard setback area on all or a portion of Lot(s) 64A, STONE GATE VILLAGE zoned SU-1 PRD, located at 5001 OSO GRANDE CT NE (F-21) |
| 22. | 08ZHE-80307 | Project#
1007410 | VICTOR & EMMA DEL FRATE (SCHARLES WILDER, AGENT) request(s) a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE 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) 18, MONTEREY HILLS ADDN NO 2 zoned R-1, located at 3200 HYDER AVE SE (L-16) |
| 23. | 08ZHE-80306 | Project#
1007410 | VICTOR & EMMA DEL FRATE (SCHARLES WILDER, 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) 6, Block(s) 18, MONTEREY HILLS ADDN NO 2 zoned R-1, located at 3200 HYDER AVE SE (L-16) |

- 24. **08ZHE-80311** **Project#** PAT & ANNA ARCHULETA request(s) a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 4'3" to the 3' wall height allowance for an existing 7'3" high wall in the front yard setback area on all or a portion of Lot(s) 8, Block(s) 25, EASTERN ADDN zoned SU-2 MR, located at 1204 WALTER ST SE (L-14)
1007414

- 25. **08ZHE-80323** **Project#** TIM NEWELL request(s) a special exception to Section 14-16-3-19(A)(2)(a): 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) 13, Block(s) 6, TIJERAS PLACE ADDN zoned R-1, located at 623 VALENCIA DR NE (K-18)
1007426

- 26. **08ZHE-80302** **Project#** MICHAEL COKER request(s) a special exception to Section 14-16-3-19(A)(2)(a): 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) 16, Block(s) 10, LOMA DEL REY zoned R-1, located at 3701 MOON NE (G-20)
1007404

- 27. **08ZHE-80327** **Project#** GABRIEL RIVERA request(s) a special exception to Section PG.93 5. 5. j: a VARIANCE of 3'6" to the 6' wall setback allowance for an existing 6' high wall in the front yard setback area on all or a portion of Lot(s) 4, Block(s) 7, ALBRIGH T& MOORE ADDN zoned S-R, located at 1321 6TH ST NW (J-14)
1007430

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #28

IF YOU ARE AGENDA ITEMS #28 - #42

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

- 28. **08ZHE-80320** **Project#** ISMELDA FLORES (DAC ENTERPRISES, AGENT) request(s) a special exception to Section 14-16-2-11(E)(4)(a): a VARIANCE of 15' to the 15' rear yard setback area for a proposed porch addition in the rear yard on all or a portion of Lot(s) 1, Block(s) B, CACY SUBDIVISION zoned R-2, located at 3016 CORONA DR NW (G-11)
1007423

- 29. **08ZHE-80322** **Project#** SAN MATEO & LOMAS, LLC (PETER BLIED, AGENT) prequest(s) a special exception to Section 14-16-2-23(A) and NOB HILL/HIGHLAND SDP PG.103 1.D .1: a VARIANCE of 12" to the 18" individual letters of a wall mounted sign regulations in th Nob Hill Highland Sector Development Plan for 3 proposed wall signs on all or a portion of Lot(s) 29A1B, Block(s) 29, HEIGHTS RESERVOIR ADDN zoned CCR-3, located at 933 SAN MATEO BLVD NE (K-17)
1007425

- 30. **08ZHE-80313** **Project#** ROGELIO & DAISY ROBLES request(s) a special exception to Section 14-16-4-13: a STATUS ESTABLISHED BUILDING REVIEW for an existing apartment in an SU-2 R-1 zone in Martineztown-Santa Barbara Sector Plan on all or a portion of Lot(s) 14, Block(s) 7, DENNIS - WB zoned SU-2 R-1, located at 218 ARVADA AVE NE (H-14)
1007416

- 31. **08ZHE-80319** **Project#** LEE MONTOYA (NELSON CAMPBELL, AGENT) request(s) a special exception to Section 14-16-4-13: a STATUS ESTABLISHED BUILDING REVIEW for two existing dwellings on one lot in a R-1 zone on all or a portion of Lot(s) 12, TOWNSEND ADDN zoned R-1, located at 303 61ST ST SW (K-11)
1007422

32. **08ZHE-80321** **Project# 1007424** JEFF OREN request(s) a special exception to Section 14-16-4-13: a STATUS ESTABLISHED BUILDING REVIEW for two existing dwellings on one lot in a R-1 zone on all or a portion of Lot(s) 1A, Block(s) 8, HAINES PARK ADDN zoned R-1, located at 1438 WELLESLEY DR NE (J-16)
33. **08ZHE-80312** **Project# 1007415** FRANK R. MUNOS request(s) a special exception to Section 14-16-2-17(B)(11)(e): a CONDITIONAL USE to allow for vehicle storage (RVs & Boats) as a principal business where vehicles are not typically moved for more than 1 week in a C-2 zone on all or a portion of Lot(s) A, Block(s) 2, LA MESA REPLAT OF LOTS 35-37 zoned C-2, located at 116 ALCAZAR ST NE (K-19)
34. **08ZHE-80326** **Project# 1007429** JOSEPH OLMI request(s) a special exception to Section DOWNTOWN NEIGHBORHOODS MRO: a CONDITIONAL USE to allow for proposed 100% of the floor area for offices in an MRO zone (Downtown Neighborhood Sector Plan) on all or a portion of Lot(s) 11, Block(s) 5, GIRARD ADDN zoned SU-2 MRO, located at 1005 5TH ST NW (J-14)
35. **08ZHE-80288** **Project# 1007379** CHRISTINE L. ELLISON request(s) a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for an existing carport in the front yard setback area on all or a portion of Lot(s) 2, Block(s) 3, WESTPARK ADDN zoned R-1, located at 201 GALLUP AVE SW (J-13)
36. **08ZHE-80295** **Project# 1007391** JAN COUTO (RICARDO AVILA, AGENT) request(s) a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for a proposed detached carport in the front yard setback area on all or a portion of Lot(s) 17, Block(s) 22c, PRINCESS JEANNE PARK ADDN zoned R-1, located at 11005 SAN JACINTO AVE NE (J-21)
37. **08ZHE-80299** **Project# 1007399** BRUCE BARTH (GREG RAVER, AGENT) request(s) a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow for a proposed detached carport in the side yard setback area on all or a portion of Lot(s) 58, Block(s) 3, CIMARRON HILL zoned R-1, located at 7144 DODGE TRL NW (D-11)
38. **08ZHE-80317** **Project# 1007420** MARK M. FELDMAN 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) 87c, Tract(s) 1a, FELDMAN-MARY zoned R-1, located at 1821 MEADOW VIEW DR NW (H-13)
39. **08ZHE-80328** **Project# 1007001** SANDRA TRUJILLO (SLT CONSTRUCTION, AGENT) request(s) a special exception to Section 14-16-2-5(B)(1) and 14-16-2-6(B)(14)(a): 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) 176A1, Tract(s) 176A1, MRGCD zoned RA-2, located at 1722 GABALDON RD NW (H-12)
40. **08ZHE-80292** **Project# 1007386** ANDREW TRICARICO (JAMES DE FLOR, AGENT) 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 for a proposed 6' high wall on all or a portion of Lot(s) A1, Block(s) 15, VISTA LARGA zoned R-1, located at 1401 HARVARD DR NE (J-16)
41. **08ZHE-80314** **Project# 1007417** RAYMOND CASTRO request(s) a special exception to Section 14-16-2-6(14)(a)(1): a CONDITIONAL USE to allow for a wall over 3' in height in the front yard setback area for an existing 5'6" wall on all or a portion of Lot(s) 2, Block(s) 9, KNOLLS OF PARADISE HILLS UNIT 2 zoned R-1, located at 9804 CHANTILLY RD NW (B-13)
42. **08ZHE-80318** **Project# 1007421** CECILE MARIE TOWN (JESSE ARAGON, AGENT) request(s) a special exception to Section 14-16-2-6(B)(14)(a)(1): a CONDITIONAL USE to allow for a wall over 3' in height in the front yard setback area for an existing 5'4" high wall on all or a portion of Lot(s) 34A, Block(s) 68, SNOW HEIGHTS ADDN zoned R-1, located at 10801 CORDOVA AVE NE (H-21)