



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, FEBRUARY 19, 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.*

INTERPRETER REQUIRED:

- | | | | |
|----|-------------------------|-------------------------|---|
| 1. | *IR* 08ZHE-80061 | Project# 1007072 | SALVADOR MONTANEZ 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) 5, Block(s) 8, CLAYTON HEIGHTS zoned R-1, located at 1217 WILMORE DR. SE (L-15) |
| | | | APPROVED |

OLD BUSINESS:

NEW BUSINESS:

- | | | | |
|----|--------------------|-------------------------|--|
| 2. | 08ZHE-80059 | Project# 1006891 | GEORGE EK (JAY CRAMER, AGENT) request(s) a special exception to Section 14-16-2-5(D): a VARIANCE of 856 sq ft to the 10,890 sq ft minimum lot size requirement for a proposed dwelling in an RA-2 zone on all or a portion of Lot(s) 309B2, MRGCD MAP 38 zoned RA-2, located at 2721 MOUNTAIN RD NW (J-12) |
| | | | APPROVED |

3. **07ZHE-80202** **Project#** FRANCIS SUGGS & BONNIE RICH request(s) a special exception to Section 14-16-2-6 (E) (1): a VARIANCE of 10' to the 20' front yard setback area requirement for a proposed garage and storage room addition on all or a portion of Lot(s) F, ZAMORA MADRID REDIVISION zoned R-1, located at 2500 THOMPSON LOOP NW (J-12)
1007006 APPROVED
4. **07ZHE-80203** **Project#** FRANCIS SUGGS & BONNIE RICH request(s) a special exception to Section 14-16-2-6(E)(3)(b): a VARIANCE of 1' to the 10' side yard setback area requirement for a proposed porch addition on all or a portion of Lot(s) F, ZAMORA MADRID REDIVISION zoned R-1, located at 2500 THOMPSON LOOP (J-12)
1007007 APPROVED
5. **08ZHE-80004** **Project#** HENRY & VIRGINIA GERARD request(s) a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 4'6" to the 10' distance separation requirement between an existing shed and the dwelling on all or a portion of Lot(s) 67-P1, CANYON HILLS zoned SU-1/PRD, located at 1402 WHITE RIM PL NE (J-23)
1007021 APPROVED WITH CONDITIONS
6. **08ZHE-80005** **Project#** VICTOR ROMANELLI request(s) a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 9'6" to the 10' distance separation requirement between an existing shed and the dwelling on all or a portion of Lot(s) 55-P1, CANYON HILLS zoned SU-1 PRD, located at 1325 WHITE RIM PL NE (J-23)
1007022 APPROVED WITH CONDITIONS
7. **08ZHE-80007** **Project#** VINCENT HIETALA request(s) a special exception to Section 14-16-3-3(B)(2)(d): a VARIANCE of 7'6" to the 10' distance separation requirement between an existing shed and the dwelling on all or a portion of Block(s) 58-P1, CANYON HILLS zoned SU-1 PRD, located at 1403 WHITE RIM PLACE NE (J-23)
1007026 APPROVED WITH CONDITIONS
8. **08ZHE-80008** **Project#** LOUIS DONOFRIO request(s) a special exception to Section 14-16-3-3(B)(2)(d): a VARIANCE of 4'6" to the 10' distance separation requirement between an existing shed and the dwelling on all or a portion of Lot(s) 8-P1, CANYON HILLS zoned SU-1/PRD, located at 1331 NARCISCO ST NE (J-23)
1007027 DEFERRED TO 3/18/08
9. **08ZHE-80009** **Project#** COSMO LUBERTAZZO request(s) a special exception to Section 14-16-3-3(BI)(2)(e): a VARIANCE of 5'7" to the 10' distance separation requirement between an existing shed and the dwelling on all or a portion of Lot(s) 150-P1, CANYON HILLS zoned SU-1 PRD, located at 1404 WHITE ROCK PL NE (J-23)
1007028 APPROVED WITH CONDITIONS
10. **08ZHE-80010** **Project#** DOMINIC ROMERO request(s) a special exception to Section 14-16-3-3: a VARIANCE of 8'6" to the 10' distance separation requirement between an existing shed and the dwelling on all or a portion of Lot(s) 65, CANYON HILLS zoned SU-1 PRD, located at 1410 WHITE RIM PL NE (J-23)
1007029 APPROVED WITH CONDITIONS
11. **08ZHE-80021** **Project#** WILLIAM SCHMIDT request(s) a special exception to Section 14-16-3-3 (B) (2) (d): a VARIANCE of 10' to the 10' distance separation requirement between an existing shed and the dwelling on all or a portion of Lot(s) 145, CANYON HILLS zoned SU-1 PRD, located at 1424 WHITE ROCK PL NE (J-23)
1007039 APPROVED WITH CONDITIONS

12. **08ZHE-80023** **Project# 1007041** JAMES F BRESSON request(s) a special exception to Section 14-16-3-3(B)(2)(a): a VARIANCE of 9'9" to the 10' distance separation requirement between an existing shed and the dwelling on all or a portion of Lot(s) 128-P1, CANYON HILLS zoned SU-1 PRD, located at 1426 CANYON HILLS DR NE (J-23)
APPROVED WITH CONDITIONS
13. **08ZHE-80029** **Project# 1007047** ELISABETH STEELE request(s) a special exception to Section 14-16-3-3(2)(e): a VARIANCE of 3'9" to the 10' distance separation requirement between an existing shed and the dwelling on all or a portion of Lot(s) 6-P1, CANYON HILLS zoned SU-1 PRD, located at 1323 NARCISCO CT. NE (J-23)
APPROVED WITH CONDITIONS
14. **08ZHE-80033** **Project# 1007052** LAWRENCE JONES request(s) a special exception to Section 14-16-3-3(B)(2)(d): a VARIANCE of 3'9" to the 10' distance separation requirement between an existing shed and the dwelling on all or a portion of Lot(s) 71-P1, CANYON HILLS zoned SU-1 / PRD, located at 1321 CANYON HILLS DR NE (J-23)
APPROVED WITH CONDITIONS
15. **08ZHE-80034** **Project# 1007053** DIANNE F HENSLEY & TREVOR HENSLEY request(s) a special exception to Section 14-16-3-3(2)(e): a VARIANCE of 3" to the 10' distance separation requirement between an existing shed and the dwelling on all or a portion of Lot(s) 142-P1, CANYON HILLS zoned SU-1 PRD, located at 1423 WHITE ROCK PLACE NE (J-23)
APPROVED WITH CONDITIONS
16. **08ZHE-80047** **Project# 1007057** DELLA I. OR PHILLIP BOWEN request(s) a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 5.6' to the 10' distance separation requirement between an existing shed and the dwelling on all or a portion of Lot(s) 92-P1, CANYON HILLS zoned SU-1 PRD, located at 13601 NORTH RIM RD NE (J-23)
APPROVED WITH CONDITIONS
17. **08ZHE-80048** **Project# 1007058** ANTHONY NGUYEN request(s) a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 9' to the 10' distance separation requirement between an existing shed and the dwelling on all or a portion of Lot(s) 73-P1, CANYON HILLS zoned SU-1 PRD, located at 1329 CANYON HILLS DR NE (J-23)
APPROVED WITH CONDITIONS
18. **08ZHE-80049** **Project# 1007059** KATHERINE MYERS request(s) a special exception to Section 14-16-3-3(B)(2)(d): a VARIANCE of 2'7" to the 10' distance separation requirement between an existing shed and the dwelling on all or a portion of Lot(s) 48-P1, CANYON HILLS zoned SU-1 / PRD, located at 1410 CANYON RIM DR NE (J-23)
APPROVED WITH CONDITIONS
19. **08ZHE-80027** **Project# 1007045** KATHLEEN B SMITH (TRACEY OR JOE PADILLA, AGENT) request(s) a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 5' to the 10' distance separation requirement between 2 existing sheds and the dwelling on all or a portion of Lot(s) 135-P1, CANYON HILLS zoned SU-1 PRD, located at 1334 CANYON HILLS RD (J-23)
APPROVED WITH CONDITIONS

20. **08ZHE-80011** **Project# 1007030** ED WHITE request(s) a special exception to Section 14-16-2-6(E)(4)(a) and 14-16-2-5(E): a VARIANCE of 1.52' to the 5' side yard setback area requirement for an existing dwelling on all or a portion of Lot(s) 4-P1, VILLA PLAZA VIEJA zoned RA-2, located at 2708 CORTE MIRABAL RD NW (J-12)
APPROVED
21. **08ZHE-80012** **Project# 1007030** ED WHITE request(s) a special exception to Section 14-16-2-6(E)(4)(a) and 14-16-2-5(E): a VARIANCE of .25' to the 10' side yard setback area requirement for an existing dwelling on all or a portion of Lot(s) 4-P1, VILLA PLAZA VIEJA zoned RA-2, located at 2708 CORTE MIRABAL RD NW (J-12)
WITHDRAWN
22. **08ZHE-80019** **Project# 1007037** TDC PACIFIC PROPERTIES (DAC ENT., AGENT) request(s) a special exception to Section 14-16-2-11(E)(1): a VARIANCE of 1.52' to the 20' front yard setback area requirement for an existing dwelling on all or a portion of Lot(s) 1, Block(s) 18, MESA GRANDE ADDN zoned R-2, located at 4104 LEAD AV SE (K-17)
DEFERRED TO 2/28/08
23. **08ZHE-80035** **Project# 1007037** TDC PACIFIC PROPERTIES (DAC ENT., AGENT) request(s) a special exception to Section 14-16-2-11(D)(1): a VARIANCE of 10' to the 60' minimum lot width requirement for an existing dwelling on all or a portion of Lot(s) 2, Block(s) 18, MESA GRANDE ADDN zoned R-2, located at 4108 LEAD AV SE (K-17)
DEFERRED TO 2/28/08
24. **08ZHE-80036** **Project# 1007037** TDC PACIFIC PROPERTIES (DAC ENT., AGENT) request(s) a special exception to Section 14-16-2-11(E)(1): a VARIANCE of 2.58' to the 20' front yard setback area requirement for an existing dwelling on all or a portion of Lot(s) 2, Block(s) 18, MESA GRANDE ADDN zoned R-2, located at 4108 LEAD AV SE (K-17)
DEFERRED TO 2/28/08
25. **08ZHE-80037** **Project# 1007037** TDC PACIFIC PROPERTIES (DAC ENT., AGENT) request(s) a special exception to Section 14-16-2-11(D)(1): a VARIANCE of 10' the the 60' minimum lot width requirement for an existing dwelling on all or a portion of Lot(s) 3, Block(s) 18, MESA GRANDE ADDN zoned R-2, located at 4112 LEAD AV SE (K-17)
DEFERRED TO 2/28/08
26. **08ZHE-80038** **Project# 1007037** TDC PACIFIC PROPERTIES (DAC ENT., AGENT) request(s) a special exception to Section 14-16-2-11(E)(1): a VARIANCE of 1'4" to the 20' front yard setback area requirement for an existing dwelling on all or a portion of Lot(s) 3, Block(s) 18, MESA GRANDE ADDN zoned R-2, located at 4112 LEAD AV SE (K-17)
DEFERRED TO 2/28/08
27. **08ZHE-80039** **Project# 1007037** TDC PACIFIC PROPERTIES (DAC ENT., AGENT) request(s) a special exception to Section 14-16-2-11(E)(1): a VARIANCE of 9.95' to the 20' front yard setback area requirement for an existing dwelling on all or a portion of Lot(s) 4, Block(s) 18, MESA GRANDE ADDN zoned R-2, located at 4114 LEAD AV SE (K-17)
DEFERRED TO 2/28/08

28. **08ZHE-80042** **Project# 1007054** TDC PACIFIC PROPERTIES (DAC ENT., AGENT) request(s) a special exception to Section 14-16-2-12(D)(1): a VARIANCE of 15.2' to the 150' lot depth requirement for the existing buildings to be platted on individual lots in an R-3 zone on all or a portion of Lot(s) 16-17-18-19, Block(s) 31, HEIGHTS RESEVIOR ADDN zoned R-3, located at 502-520 ADAMS ST NE (K-17)
DEFERRED TO 2/28/08
29. **08ZHE-80043** **Project# 1007054** TDC PACIFIC PROPERTIES (DAC ENT., AGENT) request(s) a special exception to Section 14-16-2-12(D)(1): a VARIANCE of 88' to the 150' lot width requirement to allow the existing buildings to be platted on individual lots in an R-3 zone on all or a portion of Lot(s) 16-17-18-19, Block(s) 31, HEIGHTS RESEVIOR ADDN zoned R-3, located at 502-520 ADAMS ST NE (K-17)
DEFERRED TO 2/28/08
30. **08ZHE-80045** **Project# 1007056** TDC PACIFIC PROPERTIES (DAC ENT., AGENT) request(s) a special exception to Section 14-16-2-12(D)(1): a VARIANCE of 15.2' to the 150' lot depth requirement for the existing building to be platted on individual lots in an R-3 zone on all or a portion of Lot(s) 501-521 ADAMS ST NE, Block(s) 32, HEIGHTS RESEVOIR ADDN zoned R-3, located at 501-521 ADAMS ST NE (K-17)
DEFERRED TO 2/28/08
31. **08ZHE-80046** **Project# 1007056** TDC PACIFIC PROPERTIES (DAC ENT., AGENT) request(s) a special exception to Section 14-16-2-12(D)(1): a VARIANCE of 88' to the 150' lot width requirement for the existing building to be platted on individual lots in an R-3 zone on all or a portion of Lot(s) 501-521 ADAMS ST NE, Block(s) 32, HEIGHTS RESEVOIR ADDN zoned R-3, located at 501-521 ADAMS ST NE (K-17)
DEFERRED TO 2/28/08
32. **08ZHE-80028** **Project# 1007046** PAUL M. VALERIO (DAC ENT., AGENT) request(s) a special exception to Section 14-16-4-13: a STATUS ESTABLISHED BUILDING REVIEW for 2 existing dwelling units in an R-1 zone on all or a portion of Lot(s) 10, Block(s) 53, BEL AIR SUBDIVISON zoned R-1, located at 2903 SIERRA DR NE (H-17)
DEFERRED TO 2/28/08

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #33

IF YOU ARE AGENDA ITEMS 33-63

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

33. **08ZHE-80013** **Project# 1007031** STEVEN MILLER request(s) a special exception to Section 14-16-2-12(E)(1): a VARIANCE of 13' to the 15' front yard setback area requirement for 2 proposed covered porches on all or a portion of Lot(s) 24, Block(s) 1, YEAROUTS/KNOB HEIGHTS ADDN BLKS 12&11 zoned R-3, located at 924 AMHERST DR SE (L-16)
APPROVED

34. **08ZHE-80014** **Project# 1007031** STEVEN MILLER request(s) a special exception to Section 14-16-2-12(E)(2)(A): a VARIANCE of 2' to the 10' side yard setback area requirement for 2 proposed covered porches on all or a portion of Lot(s) 24, Block(s) 1, YEAROUTS/KNOB HEIGHTS ADDN BLKS 12&11 zoned R-3, located at 924 AMHERST DR SE (L-16)
APPROVED
35. **08ZHE-80016** **Project# 1007034** EFFIE ESPINOZA (BIANCA GARCIA, AGENT) request(s) a special exception to Section 14-16-2-6(E)(4)(a): a VARIANCE of 4' to the 5' side yard setback area requirement for a proposed carport on all or a portion of Lot(s) 2, Block(s) 7, CLAYTON HEIGHTS zoned R-1, located at 1405 WILMOORE DR SE (L-15)
DEFERRED TO 3/18/08
36. **08ZHE-80058** **Project# 1007034** EFFIE ESPINOZA (BIANCA GARCIA, AGENT) request(s) a special exception to Section 14-16-2-6(E)(1): a VARIANCE of 11' to the 20' front yard setback area requirement for a proposed carport on all or a portion of Lot(s) 2, Block(s) 7, CLAYTON HEIGHTS zoned R-1, located at 1405 WILMOORE DR SE (L-15)
DEFERRED TO 3/18/08
37. **08ZHE-80018** **Project# 1007036** ROMAN ROMERO request(s) a special exception to Section 14-16-2-5(A) /14-16-2-4(A) and 14-16-2-6(E)(1): a VARIANCE of 5' to the 20' front yard setback area requirement for a proposed garage addition on all or a portion of Lot(s) 1, GRIEGOS zoned RA-2, located at 1740 AVENIDA CRISTO REY NW (F-13)
APPROVED
38. **08ZHE-80020** **Project# 1007038** KEN & DARLENNE TABISH request(s) a special exception to Section 14-16-2-6(E)(1): a VARIANCE of 6'8" to the 20' front yard setback area requirement for a proposed garage addition on all or a portion of Lot(s) 14, Block(s) 55, PARKLAND HILLS ADDN zoned R-1, located at 650 MONROE ST SE (L-17)
APPROVED
39. **08ZHE-80022** **Project# 1007040** ALBERT I. VALDEZ request(s) a special exception to Section 14-16-2-6(E)(4)(a): a VARIANCE of 5' to the 5' side yard setback area requirement for an existing carport on all or a portion of Lot(s) 2, Block(s) 8, CLAYTON HEIGHTS zoned R-1, located at 1205 WILMOORE DR SE (L-15)
APPROVED
40. **08ZHE-80063** **Project# 1007040** ALBERT I. VALDEZ request(s) a special exception to Section 14-16-2-6(E)(1): a VARIANCE of 3' to the 20' front yard setback area requirement for an existing carport on all or a portion of Lot(s) 2, Block(s) 8, CLAYTON HEIGHTS zoned R-1, located at 1205 WILMOORE DR SE (L-15)
APPROVED
41. **08ZHE-80052** **Project# 1007064** JERRY BLOMBERG request(s) a special exception to Section 14-16-3-3(2)(E) and PG. 43 SOUTH BROADWAY SECTOR PLAN: a VARIANCE of 4'10" to the 10' distance separation requirement between a proposed garage and the dwelling on all or a portion of Lot(s) 1, Block(s) 38, HUNING HIGHLAND ADDN zoned SU-2 MR, located at 602 ARNO ST SE (K-14)
DEFERRED TO 3/18/08
42. **08ZHE-80015** **Project# 1007032** JOYFUL LIVING LLC (DAVID THOM, AGENT) request(s) a special exception to Section PAGE 1 D. 1.: a VARIANCE of 10' to the 10' front yard setback area requirement for a proposed bridge from the property line to the existing dwelling on all or a portion of Lot(s) 5, Block(s) 29, HUNINGS HIGHLAND zoned SU-2 RO, located at 417-419 HIGH ST NE (K-14)
APPROVED

43. **08ZHE-80017** **Project# 1007035** JOYFUL LIVING (DAVID THOM, AGENT) request(s) a special exception to Section Page 34: a VARIANCE of 10' to the 10' front yard setback area requirement for a proposed bridge from the property line to the existing dwelling on all or a portion of Lot(s) 6, Block(s) 29, HUNINGS HIGHLAND zoned SU-2 R-O, located at 421-423 HIGH ST SE (K-14)
APPROVED
44. **08ZHE-80024** **Project# 1007042** WALTER & CATHY SCEERY request(s) a special exception to Section 14-16-2-5(B)(1) and 14-16-2-4(1) / 14-16-2-6(B)(1): a CONDITIONAL USE to allow for a proposed accessory living quarters in an RA-2 zone on all or a portion of Lot(s) 167-A, MRGCD MAP #35 zoned RA-2, located at 1426 CANYON HILLS DR NE (H-12)
APPROVED
45. **08ZHE-80025** **Project# 1007042** WALTER & CATHY SCEERY request(s) a special exception to Section 14-16-2-5(E) and 14-16-2-6(E)(1): a VARIANCE of 3' to the 20' front yard setback area requirement for a proposed accessory living quarters in an RA-2 zone on all or a portion of Lot(s) 167-A, MRGCD MAP #35 zoned RA-2, located at 1426 CANYON HILLS DR NE (H-12)
APPROVED
46. **08ZHE-80057** **Project# 1007070** JOSE EDUARDO & PATRICIA A MONTOYA request(s) a special exception to Section 14-16-2-6(E)(1): a VARIANCE of 3'4" to the 15' rear yard setback area requirement for a proposed addition to the dwelling in an R-1 zone on all or a portion of Lot(s) 11, Block(s) C, CANYON RUN zoned R-1, located at 8725 MADRE AVE NE (E-20)
APPROVED
47. **08ZHE-80053** **Project# 1007065** DENNIS CHRISTENSEN request(s) a special exception to Section SU-1 REF R-LT and 14-16-2-8(3)(a): a VARIANCE of 6' to the 10' corner lot side yard setback area requirement for a proposed solar panel support and pool equipment cover on all or a portion of Lot(s) 22-P1, CANYON HILLS zoned SU-1 PRD, located at 1300 SOUTH RIM RD NE (J-23)
APPROVED
48. **08ZHE-80006** **Project# 1007023** CHRISTIAN HARPER request(s) a special exception to Section MARTINEZ/SANTABARBARA PG. 74-75(B)(1) and 14-16-2-17(B)(11): a CONDITIONAL USE to allow for outdoor activity, proposed hot tubs, at a therapeutic massage and treatment center in a SU-2 / C-3 zone on all or a portion of Lot(s) 6-10, Block(s) B, COUNTY ADDITION zoned SU-2 C-3, located at 1218 BROADWAY BLVD NE (J-14)
DEFERRED TO 3/18/08
49. **08ZHE-80056** **Project# 1007023** CHRISTIAN HARPER request(s) a special exception to Section 14-16-3-3(A)(4)(b)1.: a VARIANCE of 3' to the 3' wall height allowance for a proposed 6' high wall within 5' of a public street and public right of way in a nonresidential zone on all or a portion of Lot(s) 6-10, Block(s) B, COUNTY ADDITION zoned SU-2 / C-3, located at 1218 BROADWAY BLVD NE (J-14)
DEFERRED TO 3/18/08
50. **08ZHE-80044** **Project# 1007055** RICHARD SANCHEZ (CARMEN SANCHEZ, AGENT) 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 existing 6' high wall in the front yard setback area on all or a portion of Lot(s) 37E1, MRGCD MAP 37 zoned SU-2 / R-1, located at 1611 EDITH BLVD NE (J-15)
DEFERRED TO 3/18/08

51. **08ZHE-80062** **Project# 1007055** RICHARD SANCHEZ request(s) a special exception to Section 14-16-3-19(A)(2)(b): a VARIANCE of 3' to the 3' wall height allowance for an existing 6' high fence on the street side of a corner lot on all or a portion of Lot(s) 37E1, MRGCD MAP 37 zoned SU-2 / R-1, located at 1611 EDITH BLVD NE (J-15)
DEFERRED TO 3/18/08
52. **08ZHE-80050** **Project# 1007061** MAUREEN POULAS & DUSTY MARIE request(s) a special exception to Section 14-16-4-13: a STATUS ESTABLISHED BUILDING REVIEW to allow for 2 existing dwelling units in an R-1 zone on all or a portion of Lot(s) 22&23, Block(s) 7, YEAROUTS zoned R-1, located at 4505 & 4507 MARBLE AVE NE (J-17)
APPROVED
53. **08ZHE-80051** **Project# 1007061** MAUREEN POULAS & DUSTY MARIE request(s) a special exception to Section 14-16-4-13: a STATUS ESTABLISHED BUILDING REVIEW to allow for 2 existing dwelling units in an R-1 zone on all or a portion of Lot(s) 22&23, Block(s) 7, YEAROUTS zoned R-1, located at 4505 & 4507 MARBLE AVE NE (J-17)
APPROVED
54. **08ZHE-80001** **Project# 1007013** BRIDGET WINDLE 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 for all or a portion of Lot(s) 15, Block(s) C, HOFFMANTOWN ADDN zoned R-1, located on 8922 WOODLAND AV NE (H-20)
APPROVED
55. **08ZHE-80026** **Project# 1007044** CHRIS & JENNIFER PARRA (ALLEN OWENS, 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) 40, Block(s) 3, MONZANO MANOR UNIT 2 zoned R-1, located at 12600 GRAND NE (K-22)
WITHDRAWN
56. **08ZHE-80002** **Project# 1007016** FELIX & CAROL REYES request(s) a special exception to Section TOWER UNSER PAGE 65 B. 2. and 14-16-2-14 (B),14-16-2-9 (B),14-16-2-6 (12): a CONDITIONAL USE to allow for a proposed shade structure in the rear yard setback area for all or a portion of Lot(s) 7-P1, Block(s) 4, SUNRISE TERRACE UNIT 5 zoned R-D, located on 10412 PASO FINO PL NW (L-8)
APPROVED
57. **08ZHE-80003** **Project# 1007019** AMERICA TENT RENTALS request(s) a special exception to Section DONWTOWN 20210 PG 32 PARAGRAPH 1 and 14-16-2-17(B)(20): a CONDITIONAL USE to allow for an existing tent covering the patio of the District Bar & Grill for a 2 month period from January to March for normal business activities for all or a portion of Lot(s) 1, Block(s) 11, ORIGINGAL TOWNSITE OF ABQ zoned SU-3, located on 115 4TH ST NW (K-14)
NO ACTION TAKEN – TENT WILL BE TAKEN DOWN 2/28/08
58. **08ZHE-80030** **Project# 1007048** JAMES S. MCDONNELL (JOHN STRADER, AGENT) request(s) a special exception to Section 14-16-2-5(B)(1) and 14-16-2-4(B)(1) / 14-16-2-6(B)(11): a CONDITIONAL USE to allow for a proposed second kitchen in a dwelling in an RA-2 zone on all or a portion of Lot(s) 15, LIVINGSTON PLACE zoned RA-2, located at 1305 LOS ARBOLES AVE NW (G-13)
APPROVED WITH CONDITIONS

59. **08ZHE-80031** **Project# 1007049** PAT MORRISON request(s) a special exception to Section 14-16-2-22(A) and 14-16-2-6(A)(2)(g)(7): a CONDITIONAL USE to allow for a proposed home health care occupation (therapeutic massage) in an SU-1 PRD zone on all or a portion of Lot(s) 3, Block(s) C, THE MEADOWS ON RI
APPROVED
60. **08ZHE-80032** **Project# 1007050** KATHRYN MONACO & RICHARD WINTERBOTTOM request(s) a special exception to Section A. SINGLE FAMILY and 14-16-2-6(B)(1): a CONDITIONAL USE to allow for a proposed accessory living quarters in an SU-2 SF zone on all or a portion of Lot(s) 13, Block(s) 1, CORONADO PLACE zoned SU-2 SF, located at 1016 FORRESTER ST NW (J-14)
APPROVED WITH CONDITIONS
61. **08ZHE-80054** **Project# 1007068** JAMES SANDERS request(s) a special exception to Section 14-16-2-5(B)(1) and 14-16-2-4(B)(1) / 14-16-2-6(B)(1): a CONDITIONAL USE to allow for a proposed accessory living quarters in an RA-2 zone on all or a portion of Lot(s) K, ALVARADO GARDENS UNIT 2 zoned RA-2, located at 2914 TRELIS DR NW (G-12)
DEFERRED TO 3/18/08
62. **08ZHE-80055** **Project# 1007069** GROVER MANN 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 a proposed 4' high wall for all or a portion of Lot(s) 3, Block(s) 36, UNIVERSITY HEIGHTS ADDN zoned R-1, located on 406 DARTMOUTH DR SE (K-16)
APPROVED WITH CONDITIONS
63. **08ZHE-80060** **Project# 1007071** ORFILIA A GUERARA request(s) a special exception to Section 14-16-2-6(B)(5) : a CONDITIONAL USE to allow for a proposed family day care home in an R-1 zone for all or a portion of Lot(s) 13, Block(s) 53, ALTAMONT ADDN UNIT 4 zoned R-1, located on 6116 ROGERS AVE NE (G-18)
WITHDRAWN