



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, February 20, 2007
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
Ray Rivera, Administrative Assistant*

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

PLEASE ADDRESS ALL CORRESPONDENCE TO:

***Roberto Albertorio, Esq.
COA Planning Department, ZHE Division, 3rd Floor
600 Second Street NW
Albuquerque, NM 87102***

NOTICE TO PEOPLE WITH DISABILITIES: *If you have a disability and you require special assistance to participate in this hearing, please contact Ray Rivera at (505) 924-3918.*

OLD BUSINESS:

- 1. **06ZHE - 01461** **1005194** **BEATA SZCZEPANIEC** request(s) a special exception to Section 14. 16. 2. 6. (B). (14). (a).: a **CONDITIONAL USE** to allow for 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) 11, Block(s) 24, Bel Air Addition, zoned R-1 and located at **2904 JEFFERSON NE (H-17)**
- 2. **06ZHE - 01483** **1005207** **PIPER GROUP LLC** request(s) a special exception to University Neighborhoods Sector Plan DR 5. b.: a **VARIANCE** of 10' to the 10' side yard setback area requirement for a existing roof addition on the dwelling on all or a portion of Lot(s) 1, Block(s) 49, Terrace Addition, zoned SU-2 and located at **1524 LEAD AVE SE (K-15)**
- 3. **06ZHE - 01729** **1005292** **BEAZER HOMES** request(s) a special exception to Section 14. 16. 2. 6. (B). (12).: a **CONDITIONAL USE** to allow for a proposed shade structure in the rear yard setback area on all or a portion of Lot(s) 43, Block(s) I, El Rancho Grande Addition, zoned R-D and located at **10909 DENTON RD SW (N-8)**

4. **06ZHE - 01730** **1005293** **BEAZER HOMES** request(s) a special exception to Section 14. 16. 2. 6. (B). (12).: a **CONDITIONAL USE** to allow for a proposed shade structure in the rear yard setback area on all or a portion of Lot(s) 44, Block(s) I, El Rancho Grande Addition, zoned R-D and located at **10915 DENTON RD SW** (N-08)
5. **06ZHE - 01731** **1005294** **BEAZER HOMES** request(s) a special exception to Section 14. 16. 2. 6. (B). (12).: a **CONDITIONAL USE** to allow for a proposed shade structure in the rear yard setback area on all or a portion of Lot(s) 38, Block(s) I, El Rancho Grande Addition, zoned R-D and located at **10819 DENTON RD SW** (N-08)
DEFERRED TO FEB 20, 07
6. **06ZHE - 01732** **1005295** **BEAZER HOMES** request(s) a special exception to Section 14. 16. 2. 6. (B). (12).: a **CONDITIONAL USE** to allow for a proposed shade structure in the rear yard setback area on all or a portion of Lot(s) 8, Block(s) B, El Rancho Grande AdditionN, zoned R-D and located at **10923 DENTON RD SW** (N-08)
7. **06ZHE - 01736** **1004497** **KATHY & LESTER BERMAN** request(s) a special exception to Section 14. 16. 2. 6. (E). (5).: a **VARIANCE** of 12' to the 15' rear yard setback area requirement for a proposed addition to the dwelling on all or a portion of Lot(s) 14, Block(s) 6, Mc Duffie Place Addition, zoned R-1 and located at **3804 MESA VERDE NE** (J-17)
8. **06ZHE – 00038** 1004632 **AMBERLEY PYLES & TED G. RICE** request(s) a special exception to Section 14. 16. 2. 6. (E). (3). (a).: a **VARIANCE** of 13.2' to the 20' rear yard setback area requirement for an existing dwelling on all or a portion of Lot(s) 12 A, Block(s) 10, Eastern Addition, zoned SU-2 and located at **922 ARNO ST SE** (K-14)
9. **06ZHE – 00049** 1004632 **AMBERLY PYLES & TED G. RICE** request(s) a special exception to Section 14. 16. 2. 6. (E). (5). (a).: a **VARIANCE** of 6.5' to the 15' rear yard setback area requirement for an existing dwelling on all or a portion of Lot(s) 12 A, Block(s) 10, Eastern Addition, zoned SU-2 and located at **922 ARNO ST SE** (K-14)
10. **06ZHE – 00039** 1004632 **AMBERLEY PYLES & TED G. RICE** request(s) a special exception to Section 14. 16. 2. 6. (E). (1).: a **VARIANCE** of 13.2' to the 20 foot front yard setback area requirement for an existing dwelling on all or a portion of Lot(s) 12 B, Block(s) 10, Eastern Addition, zoned SU-2 and located at **922 ARNO ST SE** (K-14)
11. **06ZHE – 00040** 1004632 **AMBERLY PYLES & TED G. RICE** 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 an existing dwelling on all or a portion of Lot(s) 12 B, Block(s) 10, Eastern Addition, zoned SU-2 and located at **922 ARNO ST SE** (K-14)
12. **06ZHE - 00041** 1004632 **AMBERLY PYLES & TED G. RICE** request(s) a special exception to Section 14. 16. 2. 6. (E). (5).: a **VARIANCE** of 10' to the 15' rear yard setback area requirement for an existing dwelling on all or a portion of Lot(s) 12 B, Block(s) 10, Eastern Addition, zoned SU-2 and located at **922 ARNO ST SE** (K-14)

NEW BUSINESS:

13. **07ZHE – 00100** **1004632** **AMBERLY PYLES & TED G. RICE** request(s) a special exception to South Broadway Sector Plan appendix A. I. B.: a **VARIANCE** of 700 sf to the 5,000 sf minimum lot size area requirement for an existing dwelling on all or a portion of Lot(s) 12 A, Block(s) 10, Eastern Addition, zoned SU-2 and located at **922 ARNO ST SE** (K-14)

14. **07ZHE – 00101** **1004632** **AMBERLY PYLES & TED G. RICE** request(s) a special exception to South Broadway Sector Plan appendix A. I. B.: a VARIANCE of 2,212 sf to the 5,000 sf minimum lot size area requirement for an existing dwelling on all or a portion of Lot(s) 12 B, Block(s) 10, Eastern Addition, zoned SU-2 and located at **922 ARNO ST SE** (K-14)
15. **06ZHE - 01762** **1005308** **BRIAN SALAS** request(s) a special exception to Section 14. 16. 2. 6. (E). (5). (a): a VARIANCE of 5' to the 15' rear yard setback area requirement for a proposed rear yard covered patio on all or a portion of Lot(s) 4 P 1, Constancia Subdivision, zoned R-1 and located at **524 BRIGHTWAY NW** (J-12)
16. **07ZHE - 00015** **1005318** **DAVID FRIEDLAENDER** request(s) a special exception to Section 14. 16. 2. 12. (E). (2): a VARIANCE of 2' to the 5' side yard setback requirement for a proposed detached accessory living quarters on all or a portion of Lot(s) 23, Block(s) 15, Heights Reservoir Addition, zoned R-3 and located at **305 JEFFERSON ST NE** (K-17)
17. **07ZHE - 00016** **1005318** **DAVID FRIEDLAENDER** request(s) a special exception to Section 14. 16. 2. 12. (E). (3): a VARIANCE of 10' to the 15' rear yard setback area requirement for a proposed detached accessory living quarters on all or a portion of Lot(s) 23, Block(s) 15, Heights Reservoir Addition, zoned R-3 and located at **305 JEFFERSON ST NE** (K-17)
18. **07ZHE - 00036** **1005326** **ALAN AGUILAR** request(s) a special exception to Section 14. 16. 2. 9. (E). (4). (a): a VARIANCE of 9' to the 15' rear yard setback area requirement for a proposed addition to the dwelling on all or a portion of Lot(s) 7 P 1, Vista Del Aguila, zoned R-D and located at **7201 EAGLE VIEW AVE NE** (C-19)
19. **07ZHE - 00063** **1005341** **SHALINI SHANKER** request(s) a special exception to Section 14. 16. 2. 6. (E). (5). (a): a VARIANCE of 6' to the 15' rear yard setback area requirement for a proposed addition to the dwelling on all or a portion of Lot(s) 7, Block(s) 7, Broodmoor Addition, zoned R-1 and located at **304 MORNINGSIDE DR NE** (K-17)
20. **07ZHE - 00048** **1005333** **ED WHITE** request(s) a special exception to section 14. 16. 2. 5. (E): a VARIANCE of 9' to the 20 ' front yard setback area requirement for a proposed garage on all or a portion of Lot(s) 4 1 P, Villa Plaza Vieja Addition, zoned RA-2 and located at **2708 CORTE DE MIRABAL RD NW** (J-12)
21. **07ZHE - 00051** **1005333** **ED WHITE** request(s) a special exception to Section 14. 16. 2. 5. (E): a VARIANCE of 10' to the 25' rear yard setback area requirement for a proposed dwelling on all or a portion of Lot(s) 4 1 P, Villa Plaza Viejo Addition, zoned RA-2 and located at **2708 CORTE DE MIRABAL RD NW** (J-12)
22. **07ZHE - 00050** **1005333** **ED WHITE** request(s) a special exception to Section 14. 16. 2. 6. (B). (14): 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) 4 1 P, Villa Plaza Viejo Addition, zoned RA-2 and located at **2708 CORTE DE MIRABAL RD NW** (J-12)
23. **07ZHE - 00030** **1005324** **PATRICIA HOUSE** request(s) a special exception to Section 14. 16. 2. 6. (E). (1): a VARIANCE of 5' to the 20' front yard setback area requirement for a proposed 2 car garage on all or a portion of Lot(s) F, Block(s) 6, Sala Grande Addition, zoned R-1 and located at **8421 AZTEC RD NE** (G-20)
24. **07ZHE - 00058** **1005338** **BRIAN WERLEY** request(s) a special exception to Section 14. 16. 3. 3. (A). (4). (1): a VARIANCE of 1' to the 3' fence height allowance for a proposed 4' high fence on all or a portion of Lot(s) 63 P 1, Rinconada Mesa Addition, zoned R-1 and located at **4408 67TH ST NW** (F-10)

- 25. **07ZHE - 00060** **1005339** **MARIE NAVEAUX & ROBERT SORRELS** request(s) a special exception to Section 14. 16. 3. 3. (A). (4). (1).: a VARIANCE of 2' 8" to the 3' wall height allowance for a existing 5'8" wall in the front yard setback on all or a portion of Lot(s) 89 B, Lujan & Gallegos Subdivision, zoned R-1 and located at **1028 MCMULLEN DR NW (G-14)**
- 26. **06ZHE - 01728** **1005291** **ALAN S. HILL** request(s) a special exception to Section 14. 16. 2. 6. (B). (14).: 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) 9, Block(s) J, Bosque Redondo Addition, zoned R-1 and located at **617 TENNESSEE ST NE (K-19)**
- 27. **07ZHE - 00029** **1005323** **DELIA M. MIRAMONTES** request(s) a special exception to Section 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 4'6" high wall on all or a portion of Lot(s) 32, Davis Perea Coursons Addition, zoned R-1 and located at **509 61ST ST NW (J-11)**
- 28. **07ZHE - 00061** **1005340** **MIRIAM AGUILAR** request(s) a special exception to Section 14. 16. 2. 6. (B). (14). (a).: a CONDITIONAL USE to allow for a wall over 3' in height in the front&side yard setback areas for a proposed 5'3" wall on all or a portion of Lot(s) 3 P 1, La Mesilla Subdivision, zoned R-D and located at **8509 MESA ENTRADA AVE SW (L-9)**
- 29. **07ZHE - 00057** **1005337** **JUAN & LIZBET MARTINEZ** request(s) a special exception to Section 14. 16. 2. 6. (B). (14).: a CONDITIONAL USE to allow for a fence over 3' in height in the front yard setback area for a proposed 5' high fence on all or a portion of Lot(s) 1, Block(s) 11, John Lee Baca Addition, zoned R-1 and located at **909 7TH ST NW (K-14)**
- 30. **07ZHE - 00059** **1005337** **JUAN & LIZBET MARTINEZ** 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 a R-1 zone on all or a portion of Lot(s) 1, Block(s) 11, John Lee Baca Addition, zoned R-1 and located at **909 7TH ST NW (K-14)**

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #31

IF YOU ARE AGENDA ITEMS 31-49

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

- 31. **07ZHE - 00004** **1005314** **MARTIN NEVAREZ** request(s) a special exception to Section 14. 16. 2. 8. (B). (1).: a CONDITIONAL USE to allow for a proposed shade structure in the rear yard setback area on all or a portion of Lot(s) 26, Block(s) G, Sunrise Estates Addition, zoned R-LT and located at **8104 AMBERSTONE RD SW (M-10)**
- 32. **07ZHE - 00021** **1005321** **GWEN PACO** request(s) a special exception to Section 14. 16. 2. 6. (B). (12).: a CONDITIONAL USE to allow for a proposed shade structure in the rear yard setback area on all or a portion of Lot(s) 18, Block(s) F, Paradise Skies Addition, zoned R-T and located at **6001 URSA AVE NW (A-11)**

33. **07ZHE - 00037** **1005327** **RICHARD & MARIA BERRY** request(s) a special exception to Section 14. 16. 2. 6. (B). (1).: a **CONDITIONAL USE** to allow for a proposed detached accessory living quarters in a R-1 zone on all or a portion of Lot(s) 2, Block(s) 38, Four Hills Village Addition, zoned R-1 and located at **1508 CERROS DE MORADO SE (M-23)**
34. **07ZHE - 00038** **1005328** **MARK D. CHAVEZ SR** request(s) a special exception to Section 14. 16. 2. 2. (B). (1).: a **CONDITIONAL USE** to allow for a proposed accessory living quarters in a RO-1 zone on all or a portion of Lot(s) N, Land of Industrial Realty, zoned RO-1 and located at **2631 GUNCLUB RD SW (Q-10)**
35. **07ZHE - 00055** **1004685** **LEONARD K. MARTINEZ** request(s) a special exception to Section 14. 16. 2. 6. (B). (1).: a **CONDITIONAL USE** to allow for a proposed detached accessory living quarters in a R-1 zone on all or a portion of Lot(s) 38 P 1, Candelaria Village Addition, zoned R-1 and located at **1459 VALLE LANE NW (G-13)**
36. **07ZHE - 00044** **1005331** **DAN RICH** request(s) a special exception to Section 14. 16. 2. 17. (B). (6).: a **CONDITIONAL USE** to allow for a proposed dwelling unit for use as a watchman quarters in a C-2 zone on all or a portion of Tract(s) Y 2 A 1, Taylor Ranch Addition, zoned C-2 and located at **6971 TAYLOR RANCH DR NW (D-11)**
37. **07ZHE - 00045** **1005331** **DAN RICH** request(s) a special exception to Section 14. 16. 2. 17. (B). (6).: a **CONDITIONAL USE** to allow for proposed storages units for the transfer or storage of household goods in a C-2 zone on all or a portion of Tract(s) Y 2A 1, Taylor Ranch Addition, zoned C-2 and located at **6971 TAYLOR RANCH DR NW (D-11)**
38. **07ZHE - 00039** **1005329** **GLEN E. BUGGE & CHRIS P. ANDERSON** request(s) a special exception to Section 14. 16. 4. 13. (A). (C). (1).: a **STATUS ESTABLISHED BUILDING** to allow for an existing (3 dwelling units) in a R-1 zone on all or a portion of Lot(s) 12, Block(s) 3, Carlisle Del cero Addition, zoned R-1 and located at **4209 DELAMAR AVE NE (G-17)**
39. **07ZHE - 00054** **1005336** **ESTHER ELIZONDO & ROSELLA ANAYA** request(s) a special exception to Section 14. 16. 4. 13. (A). (B).: a **STATUS ESTABLISHED BUILDING** to allow for an existing (2 dwelling units) in a R-1 zone on all or a portion of Lot(s) 66, Regina Addition, zoned R-1 and located at **4917 REGINA CIR NW (J-11)**
40. **07ZHE - 00062** **1004345** **ROBERT BOWERS** request(s) a special exception to Section 14. 16. 2. 15. (B). (9).: a **CONDITIONAL USE** to allow for proposed retailing of food and drink (no alcoholic) for consumption on premise in a O-1 zone on all or a portion of Lot(s) 2. 3, Los Alamos Addition, zoned O-1 and located at **6100 4TH STREET NW (E-14)**
41. **06ZHE - 01293** **1003676** **ROBBIE SPRINGER** 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) 4, Block(s) 120, Snow Heights Addition, zoned R-1 and located at **1824 PITT ST NE (H-21)**
42. **06ZHE - 00852** **1003333** **WEST BLUFF CENTER, LLC** request(s) a special exception to Section 14. 16. 3. 1. (A). (27).: a **VARIANCE** of 4 parking spaces to the 24 parking spaces requirement on all or a portion of Lot(s) 8, West Bluff Center Addition, zoned C-2 and located at **2700 CORONA DR NW (H-11)**
43. **06ZHE - 00853** **1003333** **WEST BLUFF CENTER, LLC** request(s) a special exception to Section 14. 16. 3. 10. (E). (4). (a).: a **VARIANCE** of 5 feet to the 10 foot landscaping buffer located along the residential / nonresidential boundary on all or a portion of Lot(s) 8, Wst Bluff Center Addition, zoned C-2 and located at **2700 CORONA DR NW (H-11)**

44. **06ZHE - 00691** **1004903** **WAL-MART STORES EAST, INC.** request(s) a special exception to Coors Cooridor Sector Plan page 113.: a VARIANCE a variance of 75 sf to the allowed 75 sf area of a free-standing sign to allow for a 150 sf sign in on all or a portion of Lot(s) 5, Tract(s) 5, West Bluff Center Subdivision, zoned SU-1 and located at **2550 COORS BLVD NW** (H-11)
45. **06ZHE - 00692** **1004903** **WAL-MART STORES EAST, INC.** request(s) a special exception to Section 14. 16. 2. 17. (A). (9). (d). 1.: a VARIANCE a variance of 15 feet to the 26 foot free standing sign height requirement for a 41 foot high free s on all or a portion of Lot(s) 5, Tract(s) 5, West Bluff Center Subdivision, zoned SU-1 and located at **2550 COORS BLVD NW** (H-11)
46. **06ZHE - 00693** **1004904** **WEST BLUFF CENTER, LLC** request(s) a special exception to Coors Cooridor sector Plan page 113.: a VARIANCE of 27 sf to the 75 sf free standing sign area requiremen for a 102 sf area sign in the Coors Coorido on all or a portion of Lot(s) 4, Tract(s) 4, West Bluff Center Subdivision, zoned SU-1 and located at **2560 COORS BLVD NW** (H-11)
47. **06ZHE - 00694** **1004904** **WEST BLUFF CENTER, LLC** request(s) a special exception to Section 14. 16. 2. 17. (A). (9). (d). 1.: a VARIANCE of 19 feet to the 26 foot free standing sign height requirement for a 45 foot high free standing sign on all or a portion of Lot(s) 4, Tract(s) 4, West Bluff Center Subdivision, zoned SU-1 and located at **2560 COORS BLVD NW** (H-11)
48. **06ZHE - 00695** **1004904** **WEST BLUFF CENTER, LLC** request(s) a special exception to Coors Cooridor Sector Plan page 13.: a VARIANCE of 75 sf to the 75 sf free standing sign area requirement for a 150 sf area free standing sign in th on all or a portion of Lot(s) 4, Tract(s) 10, West Bluff Center Subdivision, zoned SU-1 and located at **2560 COORS BLVD NW** (H-11)
49. **06ZHE - 00696** **1004904** **WEST BLUFF CENTER, LLC** request(s) a special exception to Section 14. 16. 2. 17. (A). (9). (d). 1.: a VARIANCE of 15 feet to the 26 foot free standing sign height requirement for a 41 foot high free standing sign on all or a portion of Lot(s) 4, Tract(s) 10, West Bluff Center Subdivision, zoned SU-1 and located at **2560 COORS BLVD NW** (H-11)