



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, June 20, 2006

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, 3^d 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.*

INTERPRETER REQUIRED:

OLD BUSINESS:

- | | | |
|------------------|---------|--|
| 1. 06ZHE - 00281 | 1004727 | ELADIO CHAVEZ request(s) a special exception to Section 14. 16. 2. 5. (D).: a VARIANCE of 2,190 sf to the 10, 890 sf minimum lot size requirement on all or a portion of Lot(s) 2, Tract(s) 84 B, Baca and Chavez Addition, zoned RA-2 and located at 2007 GRIEGOS RD NW (F-13) |
| 2. 06ZHE - 00356 | 1004764 | ROWAN STANLAND request(s) a special exception to Section 14. 16. 3. 3. (A). (4). (a).: a VARIANCE of 7 feet to the 3 foot wall height allowance for a 10 foot high wall in the front yard setback area on all or a portion of Lot(s) 2, Block(s) 42, Terrace Addition, zoned SU-2 and located at 1410 GOLD AVE SE (K-15) |
| 3. 06ZHE - 00367 | 1004767 | VANCE DUGGAR request(s) a special exception to Section 14. 16. 3. 3. (4). (B). (1).: a VARIANCE of 5 feet to the 3 foot fence height allowance for a 8 foot high fence in the front yard setback are on all or a portion of Lot(s) 18,19,20, Block(s) 5, Tract(s) A, north Albuquerque Acres, zoned M-1 and located at 6201 SAN FRANCISCO DR NE (D-18) |

4. **06ZHE – 00421** **1004795** **FRANCISCO AVITIA** request(s) a special exception to Section 14. 16. 3. 3. (4). (a). (1): a VARIANCE of 3 feet to the 3 foot wall height allowance for a 6 foot high wall, on all or a portion of Lot(s) 47, 48, Block(s) 29, Mesa Verde Addition, zoned R-2 and located at **401 UTAH ST NE** (K-19)
5. **06ZHE – 00457** **1004811** **NICOLE SCALLY** request(s) a special exception to Section 14. 16. 3. 3. (A). (4). (a): a VARIANCE of 3 feet to the 3 foot wall height allowance for 6 foot high wall in the front yard setback area, on all or a portion of Lot(s) 11, Block(s) 8, Lobo addition, zoned R-1 and located at **1209 LOBO PLACE NE** (J-16)

NEW BUSINESS:

6. **06ZHE - 00577** **1004860** **MARK A. MARTINEZ** request(s) a special exception to Section 14. 16. 2. 6. (E). (1): a VARIANCE of 20 feet to the 20 foot front yard setback area requirement (for a existing carport) on all or a portion of Lot(s) 11, Block(s) 5, Central Park Addition, zoned R-1 and located at **840 ALVARADO DR SE** (L-18)
7. **06ZHE - 00706** **1004860** **MARK A. MARTINEZ** request(s) a special exception to Section 14. 16. 2. 6. (E). (4). (a): a VARIANCE of 5 feet to the 5 foot side yard setback area requirement on all or a portion of Lot(s) 11, Block(s) 5, Central Park Addition, zoned R-1 and located at **840 ALVARADO DR SE** (L-18)
8. **06ZHE - 00651** **1004883** **LAWRENCE M. HATFIELD JR** request(s) a special exception to Section 14. 16. 2. 6. (E). (4). (a): a VARIANCE of 1' 3" to the 5 foot side yard setback area requirement on all or a portion of Lot(s) 5, Block(s) 1, Zapfs Orchard Addition, zoned SU-2 and located at **1008 ORCHARD PL NW** (J-13)
9. **06ZHE - 00655** **1004886** **UBALDO CASTILLO** request(s) a special exception to Section 14. 16. 2. 6. (E). (4). (a): a VARIANCE of 5 feet to the 10 foot side yard setback area requirement on all or a portion of Lot(s) 24, Block(s) M, Lavaland Addition, zoned R-1 and located at **420 58TH STREET NW** (J-11)
10. **06ZHE - 00666** **1004695** **SHEFFIELD PARTNERS LLC** request(s) a special exception to Section 14. 16. 2. 11. (E). (3). (a): a VARIANCE of 5 feet to the 10 foot street side yard setback area requirement on all or a portion of Lot(s) 3 A, Block(s) 3, Granada Heights Addition, zoned R-2 and located at **201 ALISO DR SE** (K-17)
11. **06ZHE - 00673** **1004894** **JOHN S. LOPEZ** request(s) a special exception to Section 14. 16. 2. 6. (E). (4). (a): a VARIANCE of 4 feet to the 5 foot side yard setback area requirement on all or a portion of Lot(s) 20, Block(s) F, Lavaland Addition, zoned R-1 and located at **350 58TH STREET NW** (K-11)
12. **06ZHE - 00649** **1004882** **ANA & RODRIGO GUADIAN** request(s) a special exception to Section 14. 16. 3. 19. (A). (1). (c): a VARIANCE of 4 feet to the 3 foot wall height allowance for a 7 foot high wall on all or a portion of Lot(s) 12, Block(s) 75, Westgate Height Addition, zoned R-1 and located at **8605 ROBBY AVE SW** (M-9)
13. **06ZHE - 00663** **1004891** **BRENT & MARNIE GOSSETT** request(s) a special exception to Section 14. 16. 2. 5. (D): a VARIANCE of 773 sf to hte 10,890 sf minimum lot size requirement on all or a portion of Lot(s) 2, Rancho Guadalupe Subdivision, zoned RA-2 and located at **1508 DOUGLAS MACARTHUR DR NW** (F-14)
14. **06ZHE - 00661** **1004889** **JOHN GANTER & DEVON JERCINOVIC** request(s) a special exception to Section 14. 16. 3. 3. (B). (2). (e): a VARIANCE of 7 feet to the 10 foot distance seperation between a dwelling and accessory structure on all or a portion of Lot(s) 15, Block(s) 26, Glenwood Hills Addition, zoned R1 and located at **13510 SUNSET CANYON DR NE** (F-23)

- 15. **06ZHE - 00676** **1004896** **THREE PUTT, LLC** request(s) a special exception to Saw Mill Sector Plan SR A. 5. d.: a VARIANCE to exceed the 5 employee limit at any given time in a SU-2 / SR zone on all or a portion of Lot(s) 18-25, Block(s) 19, Albright Moore Addition, zoned SU-2 and located at **1516 5TH ST NW** (J-14)
- 16. **06ZHE - 00491** **1004833** **NM BANK & TRUST** request(s) a special exception to Section 14. 16. 2. 16. (C).: a VARIANCE of 4 feet to the 26 foot building height requirement in a C-1 zone on all or a portion of Block(s) 33, Texico Inc. Subdivision, zoned C-1 and located at **3002 LOUISIANA BLVD NE** (G-18)
- 17. **06ZHE - 00494** **1004833** **NM BANK & TRUST** request(s) a special exception to Section 14. 16. 3. 10. (E). (4). (a).: a VARIANCE of 8' 6" to the 10 foot landscape buffer requirement abutting a residential zone (on the east side) on all or a portion of Block(s) 33, Texico Inc. Subdivision, zoned C-1 and located at **3002 LOUISIANA BLVD NE** (G-18)
- 18. **06ZHE - 00495** **1004833** **NM BANK & TRUST** request(s) a special exception to Section 14. 16. 3. 10. (E). (4). (a).: a VARIANCE of 8 feet to the 10 foot landscaping buffer requirement, abutting a residential zone (on the north side) on all or a portion of Block(s) 33, Texico Inc. Subdivision, zoned C-1 and located at **3002 LOUISIANA BLVD NE** (G-18)
- 19. **06ZHE - 00656** **1004833** **NM BANK & TRUST** request(s) a special exception to Section 14. 16. 3. 10. (E). (3). (a).: a VARIANCE of 4' 11" to the 10 foot front and side yard landscape buffer requirement (on the west side) on all or a portion of Block(s) 33, Texico Inc. Subdivision, zoned C-1 and located at **3002 LOUISIANA BLVD NE** (G-18)

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #20

IF YOU ARE AGENDA ITEMS 20 THRU 44

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

- 20. **06ZHE - 00675** **1004895** **MARIA THOMPSON** request(s) a special exception to Section 14. 16. 4. 13. (A).: an EXPANSION NONCONFORMING USE to allow for a status established building in a R-1 zone on all or a portion of Lot(s) 19, Block(s) 4, Sloans Acres Addition, zoned R-1 and located at **5600 CLEGHORN RD NW** (F-11)
- 21. **06ZHE - 00608** **1004869** **HELEN S. KATONA** request(s) a special exception to Section 14. 16. 4. 13. (A).: an EXPANSION NONCONFORMING USE to allow for a status established building in a RA-2 zone on all or a portion of Lot(s) A, Block(s) 3, Green Acres Replat, zoned RA-2 and located at **2540 ZEARING AVE NW** (H-12)
- 22. **06ZHE - 00681** **1004899** **FRANK O. ORTIZ** request(s) a special exception to Section 14. 16. 4. 13. (A).: an EXPANSION NONCONFORMING USE to allow for a status established building in a M-1 zone on all or a portion of Lot(s) 10, Block(s) 6, Paris Addition, zoned M-1 and located at **1221 3RD ST NW** (J-14)
- 23. **06ZHE - 00572** **1004857** **SUNNY HILLS LLC** request(s) a special exception to Section 14. 16. 4. 13. (A).: an EXPANSION NONCONFORMING USE to allow for a status established building in R-1 zone on all or a portion of Lot(s) 7,8, Block(s) 1, Sunrise Call Addition, zoned R-1 and located at **801 GIRARD BLVD NE** (J-16)

24. **06ZHE - 00566** **1004855** **DARLENE & JASON MORA** request(s) a special exception to Section 14. 16. 2. 6. (B). (12).: a CONDITIONAL USE to allow for shade structure in the rear yard setback area on all or a portion of Lot(s) 45, Block(s) G, Avalon Addition, zoned R-LT and located at **527 KETCH DR NW (K-9)**
25. **06ZHE - 00652** **1004884** **FRANK MELENDEZ** request(s) a special exception to Section 14. 16. 2. 6. (B). (12).: a CONDITIONAL USE to allow for shade structure in the rear yard setback area on all or a portion of Lot(s) 10, Chamisa Trail @ High Desert Addition, zoned SU-2 and located at **6612 HIGH RIDGE PL NE (E-23)**
26. **06ZHE - 00678** **1004897** **JOHN HINDE** request(s) a special exception to Section 14. 16. 2. 6. (B). (12).: a CONDITIONAL USE to allow for a shade sturcure in the rear yard setback area on all or a portion of Lot(s) 30, Ventura Village Addition, zoned SU-2 and located at **9027 VILLAGE AVE NE (C-20)**
27. **06ZHE - 00648** **1003977** **SAM NUZZO** request(s) a special exception to Section 14. 16. 2. 6. (B). (14).: a CONDITIONAL USE to allow for a wall over 3 feet in height in the front yard setback area (5 foot high wall) on all or a portion of Lot(s) 2, Block(s) 2, Anayas & Duranes Addition, zoned R-1 and located at **2104 SAN VENITO PL NW (H-13)**
28. **06ZHE - 00639** **1004879** **TERESA GONZALES/AUDREY KILLEBREW** request(s) a special exception to Section 14. 16. 2. 6. (B). (14).: a CONDITIONAL USE to allow for a wall over 3 feet in height in the front yard setback area (6 foot high wall) on all or a portion of Lot(s) 14, Block(s) 2, Mc Duffie Place Addition, zoned R-1 and located at **824 CARLISLE BLVD NE (J-16)**
29. **06ZHE - 00654** **1004885** **JOSEFINA A. LEYVA** request(s) a special exception to Section 14. 16. 2. 6. (B). (14).: a CONDITIONAL USE to allow for a wall over 3 feet in height in the front yard setback area (5 foot high wall) on all or a portion of Lot(s) 24, Block(s) E, Desert Springs Addition, zoned R-LT and located at **7400 RAINMAKER RD SW (M-10)**
30. **06ZHE - 00641** **1004573** **CLAUDIA L. AGUIRRE** request(s) a special exception to Section 14. 16. 2. 6. (B). (5).: a CONDITIONAL USE to allow for a family home day care, up to 12 children on all or a portion of Lot(s) 30, Block(s) 67, Snowheights Addition, zoned R-1 and located at **10705 MENAUL BLVD NE (H-21)**
31. **06ZHE - 00664** **1004892** **MARGARET MONTANO** request(s) a special exception to Section 14. 16. 2. 6. (B). (5).: a CONDITIONAL USE to allow for a family day care home, up to 12 children on all or a portion of Lot(s) 23, Block(s) 10, Mesa Village Mossman Fred Subdivision, zoned R-1 and located at **1318 MARRON CIR NE (J-20)**
32. **06ZHE - 00659** **1004887** **CAMERON CLARE** request(s) a special exception to Section 14. 16. 2. 6. (B). (7).: a CONDITIONAL USE to allow for home health (massage therapy) occuption in a R-1 zone on all or a portion of Lot(s) 11, Block(s) B, Vista Belmonte Addition, zoned R-1 and located at **1500 ESPEJO ST NE (J-20)**
33. **06ZHE - 00660** **1004888** **GARY & MYRA O'CANNA** request(s) a special exception to Section 14. 16. 2. 20. (B). (e).: a CONDITIONAL USE to allow for a contractors and equipment storage yard on all or a portion of Lot(s) 52, Alameda Business Park, zoned SU-2 and located at **3415 VISTA ALAMEDA NE (C-16)**
34. **06ZHE - 00662** **1004890** **CATHY CORDOVA** request(s) a special exception to South Broadway Sector Plan page 45. I. A. a.: a CONDITIONAL USE to allow for an apartment in a SU-2 / M/R zone on all or a portion of Lot(s) 2, Block(s) 26, Eastern Addition, zoned SU-2 and located at **1205 WALTER ST SE (L-14)**
35. **06ZHE - 00672** **1004443** **ANNE ENEA** request(s) a special exception to Section 14. 16. 2. 16. (B). (12).: a CONDITIONAL USE to allow for outdoor storage or activity (display of furniture) in a C-1 zone on all or a portion of Lot(s) 3, Block(s) 72, Parkland Hills Addition, zoned C-1 and located at **815 SAN MATEO BLVD SE (L-17)**

36. **06ZHE - 00680** **1004898** **VISION FAMILY CHRISTIAN CENTER** request(s) a special exception to Section 14. 16. 2. 17. (B). (3).: a **CONDITIONAL USE** to allow for a church in a SU-2/MC zone on all or a portion of Lot(s) 1, Block(s) 19, Terrace Addition, zoned SU-2 and located at **1020 COAL AVE SE (K-15)**
37. **06ZHE - 00691** **1004903** **WAL-MART STORES EAST, INC.** request(s) a special exception to Coors Cooridor Sector Plan page 113.: 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)**
38. **06ZHE - 00692** **1004903** **WAL-MART STORES EAST, INC.** request(s) a special exception to Coors Cooridor Sector Plan page 113.: a **VARIANCE** of 15 feet to the allowed 26 feet heighth of a free-standing sign to allow for a 41 foot high 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)**
39. **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)**
40. **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 sig 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)**
41. **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)**
42. **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 sig 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)**