



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

WEDNESDAY, SEPTEMBER 26, 2007 9:00 A.M.
CITY HALL

1 CIVIC PLAZA DRIVE, NW
VINCENT E. GRIEGO COUNCIL CHAMBERS
ROOM B2125, BASEMENT LEVEL

(ON THE NORTHEAST CORNER OF 4TH STREET AND MARQUETTE 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. | 07ZHE-00691 | Project#
1005607 | DOGOBERTO MARQUEZ request(s) a special exception to Section 14. 16. 2. 6. (B). (14). (a). 2.: a CONDITIONAL USE to allow for a fence over 3' in height in the front yard setback area for a proposed 5' 6" high fence on all or a portion of Lot(s) 35, Field ADDN, zoned R-1 and located at 400 61ST STREET SW (K-11)

APPROVED WITH CONDITIONS |
| 2. | 07ZHE-80001 | Project#
1006620 | OSVALDO MUNOZ request(s) a special exception to the Section 14. 16. 3. 19. (A). (1). (a): a VARIANCE of 3' to the 3' wall height allowance for a proposed 6' high wall in the front yard setback area requirement on all or a portion of Lot(s) 6, Block(s) 5, La Mesa, zoned R-T and located at 323 ESPANOLA NE (K-19)

DEFERRED TO 10/24/07 |
| 3. | 07ZHE-00282 | Project#
1005418 | JOSE LUIS ROMAN 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) 12, Block(s) W, Desert Flower ADDN, zoned R-LT and located at 7301 PURPLE CONE ROAD SW (M-10)

DEFERRED TO 10/24/07 |

4. **07ZHE-00723** **Project#** **ALFREDO GALINDO** 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 for a proposed 5' high wall on all or a portion of Lot(s) 24, Block(s) 53, Reynolds ADDN, zoned SU-2 R-1 and located at **1223 STOVER AVE SW** (K-13)
APPROVED WITH CONDITIONS
5. **07ZHE-00735** **Project#** **MARTIN OLIVAS** request(s) a special exception to Section 14. 16. 2. 9. (A). (d).: a **CONDITIONAL USE** to allow for two existing dwellings on one lot on all or a portion of Lot(s) 3, Block(s) D, Eastern ADDN, zoned SU-2 M-R and located at **908 WILLIAMS SE** (K-14)
WITHDRAWN
6. **07ZHE-80037** **Project#** **HILARIO LOZANO** request(s) a special exception to Section 14-16-3-3(B)(2)(e) : A **VARIANCE** of 6' 6" to the 10' separation between a dwelling and a accessory structure (existing garage) requirement for all or a portion of Lot(s) 28-B, EVERETT HEIGHTS zoned R-1, located on **6320 CHURCHHILL SW** (K-11)
APPROVED WITH CONDITIONS
7. **07ZHE-80047** **Project#** **JOSE I VIDANA** 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) 10, Block(s) B, VISTA ENCANTADA REPLAT zoned R-1, located on **2900 FLORIDA ST NE** (H-18)
APPROVED

OLD BUSINESS:

8. **07ZHE-00480** **Project#** **GROVER MANN** request(s) a special exception to Section 14. 16. 2. 6. (B). (14).: a **VARIANCE** of 2.5' to the 3' wall height allowance for a proposed 5'10" wall in the front yard setback area on all or a portion of Lot(s) 3, Block(s) 36, University Heights ADDN, zoned R-1 and located at **406 DARTMOUTH DR SE** (K-16)
APPROVED WITH CONDITIONS
9. **07ZHE-00718** **Project#** **JULIE TORRES** request(s) a special exception to Section 14. 16. 2. 25. (B). (9). (b).: a **VARIANCE** of two proposed wall signs to the two permitted wall signs for any one business requirement in the H-1 Historic Old Town Zone, Tract(s) 198, MRGCD Map 38, zoned H-1 Historic Old Town and located at **400 RIO GRANDE BLVD NW** (J-13)
DENIED – FAILURE TO APPEAR
10. **07ZHE-00719** **Project#** **JULIE TORRES** request(s) a special exception to Section 14. 16. 2. 25. (B). (9). (c): a **VARIANCE** of 24 sq. ft. to the 8 sq. ft. wall sign area requirement for two proposed wall signs in the H-1 Historic OT zone. Tract(s) 198, MRGCD Map 38, zoned H-1 Historic Old Town and located at **400 RIO GRANDE BLVD NW** (J-13)
DENIED – FAILURE TO APPEAR
11. **07ZHE-80027** **Project#** **STAN & SARAH GUINN** request(s) a special exception to Section 14. 16. 2. 9. (A). (2).: a **CONDITIONAL USE** to allow for proposed townhouses in a SU-2 / R-1 zone on all or a portion of Lot(s) 5, Block(s) T, Atlantic & Pacific ADDN, zoned SU-2, R-1 and located at **508 IRON AVE SW** (K-14)
APPROVED

12. **07ZHE-80028** **Project#** **STAN & SARAH GUINN** 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 required front yard setback area for a proposed 5' high wall on all or a portion of Lot(s) 5, Block(s) T, Atlantic & Pacific ADDN, zoned SU-2, R-1 and located at **508 IRON AVE SW** (K-14)
1006670
APPROVED WITH CONDITIONS
13. **07ZHE-80029** **Project#** **STAN & SARAH GUINN** request(s) a special exception to Section 14. 16. 2. 6. (E). (4): a **VARIANCE** of 3' to the 5' side yard setback area requirement for proposed townhouses on all or a portion of Lot(s) 5, Block(s) T, Atlantic & Pacific ADDN, zoned SU-2, R-1 and located at **508 IRON AVE SW** (K-14)
1006670
APPROVED
14. **07ZHE-80030** **Project#** **STAN & SARAH GUINN** request(s) a special exception to Section 14. 16. 2. 6. (E). (5). (a): a **VARIANCE** of 10' to the 15' rear yard setback area requirement for proposed townhouses on all or a portion of Lot(s) 5, Block(s) T, Atlantic & Pacific ADDN, zoned SU-2, R-1 and located at **508 IRON AVE SW** (K-14)
1006670
WITHDRAWN
15. **07ZHE-80031** **Project#** **STAN & SARAH GUINN** 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 front yard setback area requirement for a proposed 5' high wall on all or a portion of Lot(s) 3 & 4, Block(s) T, Atlantic & Pacific ADDN, zoned SU-2, R-1 and located at **504 IRON AVE SW** (K-14)
1006672
APPROVED WITH CONDITIONS
16. **07ZHE-80032** **Project#** **STAN & SARAH GUINN** request(s) a special exception to Section 14. 16. 2. 6. (E). (5). (a): a **VARIANCE** of 10' to the 15' rear yard setback area requirement for proposed townhouses on all or a portion of Lot(s) 3 & 4, Block(s) T, Atlantic & Pacific ADDN, zoned SU-2, R-1 and located at **504 IRON AVE SW** (K-14)
1006672
APPROVED
17. **07ZHE-80013** **Project#** **UNIVERSITY HEIGHTS UNITED METHODIST CHURCH** request(s) a special exception to University Neighborhood Sector Development Plan, page 70. DR. 4. a.: a **VARIANCE** of 1,950 sq ft to the 5,000 sf lot size requirement for one existing structure on all or a portion of Lot(s) 24, Block(s) 2, University Heights ADDN, zoned SU-2 DR and located at **201 HARVARD SE** (K-16)
1006652
DENIED
18. **07ZHE-80014** **Project#** **UNIVERSITY HEIGHTS UNITED METHODIST CHURCH** request(s) a special exception to University Neighborhood Sector Development Plan, page 71. DR. 5. c.: a **VARIANCE** of 10' to the 15' rear yard setback area requirement for an existing structure on all or a portion of Lot(s) 24, Block(s) 2, University Heights ADDN, zoned SU-2 DR and located at **201 HARVARD SE** (K-16)
1006652
DENIED
19. **07ZHE-80015** **Project#** **UNIVERSITY HEIGHTS UNITED METHODIST CHURCH** request(s) a special exception to University Neighborhood Sector Development Plan, page 71. DR. 7. a.: a **VARIANCE** of 2 parking spaces to the 2 required parking space requirement on all or a portion of Lot(s) 24, Block(s) 2, University Heights ADDN, zoned SU-2 DR and located at **201 HARVARD SE** (K-16)
1006652
DENIED

20. **07ZHE-80016** **Project# 1006654** **UNIVERSITY HEIGHTS UNITED METHODIST CHURCH** request(s) a special exception to University Neighborhood Sector Development Plan, page 70. DR. 4. a.: a VARIANCE of 1,500 sq ft to the 5,000 sf lot size requirement for one existing structure on all or a portion of Lot(s) 23, Block(s) 2, University Heights ADDN, zoned SU-2 DR and located at **203 HARVARD SE (K-16)**
DENIED
21. **07ZHE-80017** **Project# 1006654** **UNIVERSITY HEIGHTS UNITED METHODIST CHURCH** request(s) a special exception to University Neighborhood Sector Development Plan, page 71. DR. 5. c.: a VARIANCE of 10' to the 15' rear yard setback area requiremet for an existing structure on all or a portion of Lot(s) 23, Block(s) 2, University Heights ADDN, zoned SU-2 DR and located at **203 HARVARD SE (K-16)**
DENIED
22. **07ZHE-80018** **Project# 1006654** **UNIVERSITY HEIGHTS UNITED METHODIST CHURCH** request(s) a special exception to University Neighborhood Sector Development Plan, page 71. DR. 7. a.: a VARIANCE of 2 parking spaces to the 2 required parking space requirement on all or a portion of Lot(s) 23, Block(s) 2, University Heights ADDN, zoned SU-2 DR and located at **203 HARVARD SE (K-16)**
DENIED
23. **07ZHE-80035** **Project# 1006679** **RENEE ARMIJO** request(s) a special exception to the Section 14. 16. 3. 19. (A). (1). (a).: a VARIANCE of 3.37' to the 3' fence height allowance for a proposed 6.37' high fence in the front yard setback area on all or a portion of Lot(s) 10, Block 3, Santa Fe ADDN, zoned SU-2 R-1 and located at **724 PACIFIC AVE SW (K-13)**
DEFERRED TO 10/24/07

NEW BUSINESS:

24. **07ZHE-80036** **Project# 1006689** **CHARLES DODGE** 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) 14, Block(s) 5, 6, 39, MESA VILLAGE BELLAMAH-DALE SUBD zoned R-1, located on **1100 MCKEE DR NE (J-20)**
APPROVED
25. **07ZHE-80042** **Project# 1006743** **ROBERT L. PERLICHEK** 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) 3, Block(s) 3, **SAN GABRIEL VILLAGE** zoned R-1, located on **9808 PITT PL NE (G-21)**
DENIED
26. **07ZHE-80043** **Project# 1006744** **JESSE JESUS LOPEZ** request(s) a special exception to Section 14-16-2-5(B)(1) and 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) 5, LOPEZ-JESSE G zoned RA-2, located on **2913 DURANES RD NW (H12)**
DECISION PENDING
27. **07ZHE-80038** **Project# 1006711** **CYNTHIA S. RIOS** request(s) a special exception to Section 14-16-2-6(B)(7) : a CONDITIONAL USE to allow for a proposed phycho therapy in a R-D zone for all or a portion of Lot(s) 4, Block(s) 4, NOR ESTE 1 zoned R-D, located on **7812 MORRIS RIPPEL PL NE (C-19)**
APPROVED WITH CONDITIONS

28. **07ZHE-80039** **Project#** **JOYCE & TOM MISILNG** request(s) a special exception to Section 14-16-2-6(E)(a) : A VARIANCE of 4' to the 5' side yard setback area requirement for a proposed shade structure for all or a portion of Lot(s) 6, Block(s) 1, HIGH RANGE AT TAYLOR RANCH zoned R-1, located on **6500 AGATE CT NW** (E-11)
APPROVED

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

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

IF YOU ARE AGENDA ITEMS 30 - 61

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

29. **07ZHE-00039** **Project#** **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 ADDN, zoned R-1 and located at **4209 DELAMAR AVE NE** (G-17)
WITHDRAWN
30. **07ZHE-80044** **Project#** **NEWFLOWER MARKET, INC.** request(s) a special exception to Section 14-16-2-17(B)(16) : a CONDITIONAL USE to allow for proposed retail sale of alcoholic drink for consumption off premise within 500' of a residential zone (R-3) for all or a portion of Lot(s) 29A1, Block(s) 29, HEIGHTS RESERVOIR ADDN zoned C-2, located on **5112 LOMAS BLVD NE** (K-17)
APPROVED WITH CONDITIONS
31. **07ZHE-80045** **Project#** **509 MARBLE INVESTMENTS, LLC** request(s) a special exception to Section DOWNTOWN NEIGHBORHOODS : a CONDITIONAL USE to allow for proposed 100% of the floor area for offices to the non-residential floor area not to exceed one half of the gross floor area requirement for all or a portion of Lot(s) 11, Block(s) 2, GRANTS TRACT ADDN zoned SU-2 M/R/O, located on **509 MARBLE AVE NW** (J-14)
APPROVED
32. **07ZHE-80048** **Project#** **IRENE MESTAS** request(s) a special exception to Section 14-16-2-6 (B) : a CONDITIONAL USE to allow for a proposed family day care home for up to 12 children in a R-1 zone for all or a portion of Lot(s) 10, Block(s) G, LAVALAND ADDN zoned R-1, located on **314 59TH ST NW** (K-11)
APPROVED WITH CONDITIONS
33. **07ZHE-80050** **Project#** **JAMES ROLWING, DC** request(s) a special exception to Section 14-16-2-6(B)(7): a CONDITIONAL USE to allow for a proposed chiropractic office under a home occupation in the MD-2 zone for all or a portion of Lot(s) A, Block(s) 33, TERRACE zoned SU-2 MD-2, located on **1200 COAL AVE SE** (K-15)
DEFERRED TO 10/24/07

34. **07ZHE-80008** **Project#** **LAS COLINAS REALTY & DEVELOPMENT CO.** request(s) a special exception to Section 14.16. 2. 17. (A). (9). (d). (1): a VARIANCE of 19' to the 26' freestanding, on premise, sign height requirement (within 200' of a freeway) for a proposed 45' high freestanding sign on all or a portion of Lot(s) 4C1, Horn Development Addn, zoned SU-1/Planned Commercial Development with Uses Permissive and Conditional in the C-2 zone and located at **45 HOTEL CIRCLE NE (K-21)**
APPROVED WITH CONDITIONS
35. **07ZHE-80051** **Project#** **JO TORRES** request(s) a special exception to Section 14-16-2-6(E)(1) : a VARIANCE of 4.5' to the 20' front yard setback area requirement for a proposed garage for all or a portion of Lot(s) 3, DICK'S ACRES zoned R-1, located on 1021 **MATTHEW AVE NW (G-14)**
APPROVED
36. **07ZHE-80041** **Project#** **JOHN P. MONTANO** request(s) a special exception to Section 14-16-2-17(B)(13) : a CONDITIONAL USE to allow for the proposed parking of 2 truck tractors and 2 semitrailers for over 2 hours in a C-2 zone for all or a portion of Lot(s) 1 - 3, Block(s) 2, VISTA ENCANTADA zoned SU-2 R-2 C-2, located on **6107 MENAUL BLVD NE (H-18)**
APPROVED
37. **07ZHE-80064** **Project#** **GENESIS WORLDWIDE PROPERTIES** request(s) a special exception to Section 14-16-2-15(C)(1) and 14-16-2-17(C) : a VARIANCE of 31' to the 26' structure height requirement for a proposed hotel in C-2 zone for all or a portion of Lot(s) 145 A and 145B, MRGCD MAP 38 zoned C-2, located on **2026 CENTRAL AVE SW (J-13)**
DEFERRED TO 10/24/07
38. **07ZHE-80049** **Project#** **EDNA DIAZ** request(s) a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow for a proposed carport in a the front yard setback area for all or a portion of Lot(s) 16, WEST WAY HILL zoned R-1, located on **152 ATRISCO DR NW (H-11)**
DEFERRED TO 10/24/07
39. **07ZHE-80063** **Project#** **JOSE JARAMILLO** 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) 442, Block(s) 18, ATRISCO VILLAGE UNIT 2 zoned R-1, located on **1901 DELGADO DR SW (M-8)**
APPROVED
40. **07ZHE-80055** **Project#** **GRAYLAND CORP. & CLIFFORD CAPITOL FUND** request(s) a special exception to Section 14-16-2-19(B) and 14-16-2-20(A)(4) : a CONDITIONAL USE to allow for automotive sales, rental, service, repair, and storage in a I-P zone for all or a portion of Lot(s) 182,183,184 & 185A-1, TOWN OF ATRISCO GRANT AIRPORT UNIT zoned SU-1 IP, located on **7701 FORTUNA RD NW (J-10)**
APPROVED
41. **07ZHE-80056** **Project#** **KERRY & KIMBERLY SINGLETON** request(s) a special exception to Section 14-16-2-6 (E) (3) (A0 : a VARIANCE of 7' 9" to the 20' corner side yard setback area requirement for a existing ADDN to the dwelling for all or a portion of Lot(s) 10, VOLCANO CLIFFS UNIT 7 zoned R-1, located on **6001 SIERRA LINDA AVE NW (E-11)**
APPROVED

42. **07ZHE-80057** **Project# 1006763** **JAYBILL PROPERTIES LLC** request(s) a special exception to Section 14-16-3-10(E)(3)(a) : a VARIANCE of 10' to the 10' front yard landscape buffer requirement for a proposed warehouse ADDN for all or a portion of Lot(s) B1A, MENAUL DEVELOPMENT AREA zoned M-1, located on **2515 PRINCETON DR NE** (H16)
APPROVED
43. **07ZHE-80058** **Project# 1006763** **JAYBILL PROPERTIES LLC** request(s) a special exception to Section 14-16-3-10(e)(3)(b) : a VARIANCE of 3' 6" to the 6' side yard landscape buffer requirement for a proposed warehouse ADDN for all or a portion of Lot(s) B1A, MENAUL DEVELOPMENT AREA zoned M-1, located on **2515 PRINCETON DR NE** (H16)
APPROVED
44. **07ZHE-80060** **Project# 1006767** **RCL VII LLC** request(s) a special exception to Sawmill Wells Park Sector Development Plan Page 118 D. D.2. : a VARIANCE of 15' to the 25' front yard setback area requirement for a proposed warehouse / office for all or a portion of Lot(s) 2, Block(s) 2, HILL ACRES SUBD zoned S-MI, located on **608 MCKNIGHT AV NW** (H-14)
APPROVED
45. **07ZHE-80061** **Project# 1006767** **RCL VII LLC** request(s) a special exception to Sawmill Wells Park Sector Development Plan Page 118 D. D.2. : a VARIANCE of 20' to the 25' sideyard setback area requirement for a proposed warehouse / office ADDN for all or a portion of Lot(s) 2, Block(s) 2, HILL ACRES SUBD zoned S-MI, located on **608 MCKNIGHT AV NW** (H-14)
APPROVED
46. **07ZHE-80062** **Project# 1006767** **RCL VII LLC** request(s) a special exception to Sawmill Wells Park Sector Development Plan Page 118 D. D.2. : a VARIANCE of 15' to the 25' rear yard setback area requirement for a proposed warehouse / office ADDN for all or a portion of Lot(s) 2, Block(s) 2, HILL ACRES SUBD zoned S-MI, located on **608 MCKNIGHT AV NW** (H-14)
APPROVED
47. **07ZHE-80066** **Project# 1006773** **I-40 GATEWAY WEST, LLC** request(s) a special exception to Section 14-16-2-19(B) and 14-16-2-20(B)(5) : a CONDITIONAL USE to allow for retailing which is not permissive in the I-P zone for a proposed convenience store with gasoline sales and carwash for all or a portion of Lot(s) A-2-C-2, CLIFFORD WEST BUSINESS PARK UNIT 3 zoned I-P, located on **501 UNSER BLVD NW** (K-10)
APPROVED
48. **07ZHE-80046** **Project# 1006750** **PRECISE BUILDERS** 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 for all or a portion of Lot(s) 1, Block(s) 4, LA HACIENDA ADDN zoned R-1, located on **3600 LA HACIENDA DR NE** (J-16)
APPROVED
49. **07ZHE-80040** **Project# 1006738** **LOUISE MALONE** request(s) a special exception to Section 14-16-3-19(A)(1)(a) : a VARIANCE 3' to the 3' wall height allowance for a proposed 6' high wall in the front yard setback area for all or a portion of Lot(s) 17, Block(s) 6, GRANADA HEIGHTS zoned R-1, located on **317 MORNINGSIDE DR SE** (K-17)
DEFERRED TO 10/24/07

50. **07ZHE-80067** **Project# 1006774** **VERONICA J. DOMINGUEZ** request(s) a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 3' to the 3' fence height allowance for an existing 6' fence in the front yard setback area for all or a portion of Lot(s) 1, CHAVEZ-CAROLYN zoned SU-2 R-1, located on **1607 EDITH BLVD NE (J-15)**
DEFERRED TO 10/24/07
51. **07ZHE-80068** **Project# 1006774** **VERONICA J. DOMINGUEZ** request(s) a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 3' to the 3' fence height allowance for an existing 6' high fence in front yard setback area for all or a portion of Lot(s) 1, CHAVEZ-CAROLYN zoned SU-2 R-1, located on **1607 EDITH BLVD NE (J-15)**
DEFERRED TO 10/24/07
52. **07ZHE-80052** **Project# 1006757** **ADRIANA CORTINA & HECTOR LOPEZ** 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 for all or a portion of Lot(s) 1, Block(s) 2, ABAJO ADDN zoned SU-2 MR, located on **2117 WILLIAM ST SE (L-14)**
APPROVED
53. **07ZHE-80054** **Project# 1006759** **DAVID & SUSAN BRYCH** request(s) a special exception to Section 14-16--3-3(A)(4)(a)(3) 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 for all or a portion of Lot(s) 47, Block(s) K, MIDVALE zoned SU-2 SF, located on **927 11TH ST NW (J-13)**
APPROVED
54. **07ZHE-80059** **Project# 1006766** **LAURELYN R. KERSEY & JAMES J. FITZPATRICK** 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 5' high wall for all or a portion of Lot(s) 7, Block(s) 11, BEL AIR zoned R-1, located on **2717 MANZANO ST NE (H17)**
APPROVED
55. **07ZHE-80069** **Project# 1006775** **DOREEN ROBERTS** request(s) a special exception to Section 14-16-2-6(B)(14)(a) : a CONDITIONAL USE to allow for a fence over 3' in height in the front yard setback area for a proposed 6' high fence for all or a portion of Lot(s) 14, Block(s) K, CLOUDVIEW ESTATES zoned R-1, located on **12512 CLOUDVIEW AV NE (K-22)**
APPROVED WITH CONDITIONS
56. **07ZHE-80070** **Project# 1006776** **JAMES G. & ROSE M. SCHNEIDER** request(s) a special exception to Section 14-16-2-17(B)(3) and DOWNTOWN 2010 Sector Development Plan Page 32 : a CONDITIONAL USE to allow for proposed church or place of worship in a SU-3 zone for all or a portion of Lot(s) 5, 6, 7, Block(s) 18, NEW MEXICO TOWN COMPANYS ORIGINAL TOWNSITE zoned SU-3 ARTS & ENT FOCUS, located on **410 CENTRAL AVE SW (K-14)**
DEFERRED TO 10/24/07
57. **07ZHE-80071** **Project# 1006777** **BRAD STRAUB** request(s) a special exception to Section 14-16-2-14(D) and 14-16-2-6(E)(5)(a) : a VARIANCE 2'3" to the 15' rear yard setback area requirement for a proposed ADDN to the dwelling for all or a portion of Lot(s) 22, LA CUEVA TIERRA zoned R-D, located on **8905 ROBS PL NE (C-20)**
APPROVED

58. **07ZHE-80065** **Project# 1006772** **JIM PINE** request(s) a special exception to Section 14-16-2-6(B)(12) and 14-16-2-8(B)(1) : a CONDITIONAL USE to allow for a proposed shade structure in the rear yard setback area for all or a portion of Lot(s) 22-P1, Block(s) 1, HIGHLANDS AT ANDERSON HILLS UNIT 3 zoned R-LT, located on **9823 RIO CORTO AV SW** (N9)
APPROVED
59. **07ZHE-80053** **Project# 1006758** **GREGOR WELLS / DAWN TIBBETTS** 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 yad setback area for all or a portion of Lot(s) 15, Block(s) 8, SNOW HEIGHTS zoned R-1, located on **1605 HENDOLA DR NE** (J-19)
APPROVED
60. **07ZHE-80072** **Project# 1006778** **KAVAN SALAS** request(s) a special exception to Section 14-16-2-8(B)(1) and 14-16-2-6(B)(12) : a CONDITONAL USE to allow for a proposed shade structure in the rear yard setback area for all or a portion of Lot(s) 16-P1, Block(s) 7, HIGHLANDS AT ANDERSON HILLS UNIT 2 zoned R-LT, located on **3211 RIO BONITO SW** (P-9)
DECISION PENDING
61. **07ZHE-00321** **Project# 1005437** **MARBLE BREWERY, INC.** request(s) a special exception to Section 14. 16. 2. 17. (B). (18).: a CONDITIONAL USE to allow for the proposed manufacturing of beer in kegs and bottles on all or a portion of Lot(s) 12, Block(s) 5, Northern Addition, zoned SU-2 and located at **111 MARBLE AVE NW** (J-14)
WITHDRAWN