



HEARING ON SPECIAL EXCEPTIONS
THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

FRIDAY, OCTOBER 14, 2005

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

Lupita Griego, Acting Administrative Assistant

For Inquiries Regarding This Agenda, Please Call Diane Baca 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 ZHE OFFICE at (505) 924-3918.*

- 1. **05ZHE - 01497 ** 1004389** **SHRACO LLC** request(s) a special exception to Section 14. 16. 2. 16. (B). (2).: a VARIANCE of 17 community residential program clients to 18 client residents requirement on all or a portion of Lot(s) 13, Block(s) 6, Dellwood Addition, zoned C-1 and located at **8338 COMANCHE RD. NE** (G-19)
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- 2. **05ZHE - 01340 1004389** **SHRACO LLC** request(s) a special exception to Section 14. 16. 2. 16. (B). (2).: a CONDITIONAL USE to allow for a community residential program in a C-1 zone on all or a portion of Lot(s) 13, Block(s) 6, Dellwood Addition, zoned C-1 and located at **8338 COMANCHE RD. NE** (G-19)

OLD BUSINESS:

- 3. **05ZHE - 01158 1004349** **CLAUS & MARGIE BUECHMANN** request(s) a special exception to Section 14. 16. 2. 6. (B). (13). (a). 3.: a CONDITIONAL USE to allow for a 5 foot high wall in the street side yard setback area on all or a portion of Lot(s) 3, Block(s) 10, Snow Heights Addition, zoned R-1 and located at **1609 HOFFMAN DRIVE NE** (J-19)

4. **05ZHE - 01215** **1004344** **ANA NERI** request(s) a special exception to Section 14. 16. 4. 13. (A). (1).: a **CONDITIONAL USE** to allow for a status established building in a R-1 zone on all or a portion of Lot(s) 2, Block(s) F, Monkbridge Place Addition, zoned R-1 and located at **601 HEADINGLY AV NW** (G-14)

5. **05ZHE - 01291** **1004372** **WILLIAM C. LEHMANN** request(s) a special exception to Section 14. 16. 3. 19. (A). (2). (a).: a **VARIANCE** of 3 feet to the 3 foot wall height allowance for a 6 foot high wall in the street side yard setback on all or a portion of Lot(s) 1, Block(s) 10, Dale Bellamah Addition, zoned R-1 and located at **2030 VALENCIA DR NE** (J-18)

6. **05ZHE - 01292** **1004372** **WILLIAM C. LEHMANN** request(s) a special exception to Section 14. 16. 2. 6. (E). (3). (a).: a **VARIANCE** of 15 feet to the 20 foot street side setback area requirement on all or a portion of Lot(s) 1, Block(s) 10, Dale Bellamah Addition, zoned R-1 and located at **2030 VALENCIA DR NE** (J-18)

7. **05ZHE - 01320** **1004385** **ERIC SAENZ & MARCOS LUJAN** request(s) a special exception to Section 14. 16. 2. 6. (D). (2). (A).: a **VARIANCE** of 1,450 square feet to the 5,000 square foot lot size area requirement on all or a portion of Lot(s) 1, Block(s) 4, Sunshine Addition, zoned SU-2/MR and located at **606 SMITH ST SE** (L-14)

NEW BUSINESS:

8. **05ZHE - 01362** **1004449** **MIKE BACA** 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 on all or a portion of Lot(s) 17 A, Block(s) I, Northern Heights Addition, zoned R-1 and located at **5710 HANOVER RD NW** (J-11)

9. **05ZHE - 01378** **1004446** **KHAMSOUK MAOKHAMPHIOU** request(s) a special exception to Section 14. 16. 2. 6. (E). (4). (a).: a **VARIANCE** of 3' 10" to the 5 foot side yard setback area requirement on all or a portion of Lot(s) 13, Block(s) 22, Inez Addition, zoned R-1 and located at **1914 INEZ DR NE** (H-19)

10. **05ZHE - 01405** **1004106** **DAVID KISNER** 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) 6 P-1, Block(s) 1, Santa Fe at The Trails, zoned R-D and located at **9124 SABINAL DR NW** (C-9)

11. **05ZHE - 01427** **1004417** **KAY HICKS, REVOCABLE LIVING TRUST** request(s) a special exception to Section 14. 16. 4. 13.: a **EXPANSION NONCONFORMING USE** to allow for a status established building in a R-1 zone on all or a portion of Lot(s) 20, Block(s) E, Lavaland Addition, zoned R-1 and located at **350 DOLORES DR NW** (K-11)

12. **05ZHE - 01430** **1004445** **GARRETT SHOLER** request(s) a special exception to Section 14. 16. 2. 6. (E). (5). (a).: a **VARIANCE** of 14 feet to the 15 foot rear yard setback area requirement on all or a portion of Lot(s) 7, Block(s) 6, Monte Vista Subdivision, zoned R-1 and located at **210 WELLESLEY DR NE** (K-16)

13. **05ZHE - 01431** **1004418** **GARRETT SCHOLER** request(s) a special exception to Section 14. 16. 3. 3. (A). (4). (a). 1.: a VARIANCE of 5 feet to the 3 foot wall height allowance for 8 foot high wall in the front yard setback area on all or a portion of Lot(s) 7, Block(s) 4, Monte Vista, zoned R-1 and located at **210 WELLESLEY DR. NE** (K-16)
14. **05ZHE - 01433** **1004448** **MELISSA DURAN** request(s) a special exception to Section 14. 16. 3. 3. (2). (e).: a VARIANCE of 5 feet to the 10 foot separation requirement between an accessory building and a dwelling on all or a portion of Lot(s) 113, Block(s) 8, Bel Air Addition, zoned R-1 and located at **2441 VALENCIA DR NE** (H-18)

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #15

IF YOU ARE AGENDA ITEMS 15-35

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

15. **05ZHE - 01434** **1004450** **FRED FEDERICI** request(s) a special exception to Section 14. 16. 2. 16. (B). (6).: a CONDITIONAL USE to allow for for a dwellings (apartments) in a C-1 zone on all or a portion of Lot(s) 22, Block(s) 7, Baron Burg Heights, zoned C-1 and located at **508 ORTIZ DR SE** (L-18)
16. **05ZHE - 01438** **1004420** **MICHAEL & SUSAN MORSE** request(s) a special exception to Section 14. 16. 2. 6. (B). (3).: a CONDITIONAL USE to allow for a carport in the front yard setback area on all or a portion of Lot(s) 36, 37, Block(s) 21, Snow Heights Addition, zoned R-D and located at **8227 CONSTITUTION AVE NE** (J-19)
17. **05ZHE - 01439** **1004440** **BRENT THOMAS** 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 on all or a portion of Lot(s) 4 P-1, Block(s) 11, Vista Del Norte Addition, zoned R-1 and located at **7705 CALLE PARAISO NE** (D-16)
18. **05ZHE - 01441** **1004422** **WAYNE GARCIA** request(s) a special exception to Section 14. 16. 3. 3. (A). (2). (a).: a VARIANCE of 2' 4" to the 3 foot wall height allowance for a 5' 4" high wall in the front yard setback area on all or a portion of Lot(s) 2, Block(s) 3, Homestead Hill East Addition, zoned R-1 and located at **7306 SANTA FE TR NW** (D-11)

19. **05ZHE - 01442** **1004441** **JANET WAGNER** request(s) a special exception to Section 14. 16. 2. 9. (E). (4). (2).: a VARIANCE of 6' 9" to the 15 foot rear yard setback area requirement on all or a portion of Lot(s) 6, Block(s) 3, El Rancho Atrisco Addition, zoned R-D and located at **5900 PRENDA DE ORO NW** (H-11)
20. **05ZHE - 01443** **1004418** **DAVID CONELL** request(s) a special exception to Section 14. 16. 2. 6. (B). (12).: a CONDITIONAL USE for shade structure in the rear yard setback area on all or a portion of Lot(s) 125, Block(s) 0, Shenandoah Unit Two Addition, zoned R-1 and located at **5337 ROANOKE AVE NW** (D-11)
21. **05ZHE - 01444** **1004423** **CECELIA HERNANDEZ** request(s) a special exception to Section 14. 16. 3. 3. (A). (4). (a). 1.: a VARIANCE of 3 feet to the 3 foot wall height allowance for a 6 foot high wall in the front yard setback area on all or a portion of Lot(s) 8, Block(s) 85, Westgate Height Unit 4 Addition, zoned R-1 and located at **1529 JOANNE CT SW** (M-09)
22. **05ZHE - 01445** **1004424** **ALBUQUERQUE DEVELOPMENT SEVICES** request(s) a special exception to Sawmill Wells Park sector Plan page 115 A. 3.: a VARIANCE to exceed the 50% residential / work space use requirement, to 25% work space on all or a portion of Lot(s) 1, Tract(s) 2 B, Arbolera de Vida Unit 2 addition, zoned SU-2 and located at **1801 BELLAMAH AVE NW** (H-13)
23. **05ZHE - 01446** **1004424** **ALBUQUERQUE DEVELOPMENT SERVICES** request(s) a special exception to Sawmill Well Park sector Plan page 115, A. 3.: a VARIANCE to exceed the 50% residential / work space use requirement, to 25 % work space on all or a portion of Lot(s) 4, Tract(s) 2-B, Arbolera de Vida Unit 2 Addition, zoned SU-2 and located at **1801 BELLAMAH AVE NW** (H-13)
24. **05ZHE - 01448** **1004424** **ALBUQUERQUE DEVELOPMENT SERVICES** request(s) a special exception to Sawmill Well Park Sector Plan page 115, A. 3.: a VARIANCE to exceed the 50 % residential / work space use requirement, to 25 % work space on all or a portion of Lot(s) 2, Tract(s) 2 B, Arbolera de Vida Unit 2 Addition, zoned SU-2 and located at **1801 BELLAMAH AVE NW** (H-13)
25. **05ZHE - 01449** **1004424** **ALBUQUERQUE DEVELOPMENT SERVICES** request(s) a special exception to Sawmill Wells Park Sector Plan page 115, A. 3.: a VARIANCE to exceed the 50 % residential / work space use requirement, to 25 % work space on all or a portion of Lot(s) 3, Tract(s) 2 B, Arbolera de Vida Unit 2, zoned SU-2 and located at **1801 BELLAMAH AVE NW** (H-13)
26. **05ZHE - 01451** **1004424** **ALBUQUERQUE DEVELOPMENT SERVICES** request(s) a special exception to Sawmill Wells Park Sector Plan, Page 115, A. 3.: a VARIANCE to exceed the 50 % residential / work space use requirement, to 25 % work space on all or a portion of Lot(s) 2, Tract(s) 2 B, Arbolera de Vida Unit 2 Addition, zoned SU-2 and located at **1801 BELLAMAH AVE NW** (H-13)
27. **05ZHE - 01452** **1004424** **ALBUQUERQUE DEVELOPMENT SERVICES** request(s) a special exception to Sawmill Wells Park Sector Plan, Page 115, A. 3.: a VARIANCE to exceed the 50 % residential / work space use requirement, to 25 % work space on all or a portion of Lot(s) 7, Tract(s) 2 B, Arbolera de Vida Unit 2 Addition, zoned SU-2 and located at **1801 BELLAMAH AVE NW** (H-13)

28. **05ZHE - 01453** **1004424** **ALBUQUERQUE DEVELOPMENT SERVICES** request(s) a special exception to Sawmill Wells Park Sector Plan, Page 115, A. 3.: a VARIANCE to exceed the 50 % residential / work space use requirement, to 25 % work space on all or a portion of Lot(s) 8, Tract(s) 2 B, Arbolera de Vida Unit 2 Addition, zoned SU-2 and located at **1801 BELLAMAH AVE NW** (H-13)
29. **05ZHE - 01457** **1004426** **JOSE GOMEZ** 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 on all or a portion of Lot(s) 12, Block(s) 5, Loma Verde Addition, zoned R-3 and located at **7800 DOMINGO RD NE** (K-19)
30. **05ZHE - 01462** **1004429** **LOUISE & LEONARD BARAJAS** request(s) a special exception to Section 14. 16. 2. 8. (E). (3). (a).: a VARIANCE of 10 feet to the 10 foot side yard setback area requirement on all or a portion of Lot(s) 63 P-1, Vista Pacifica Subdivision, zoned R-LT and located at **5323 WHITE RESERVE AVE SW** (K-11)
31. **05ZHE - 01464** **1004443** **ANNE M ENEA** request(s) a special exception to Section 14. 16. 2. 16. (B). (12).: a CONDITIONAL USE to allow for outdoor storage and activity (furniture) in a C-1 zone on all or a portion of Lot(s) 3-5, Block(s) 72, Parkland Hills Addition, zoned C-1 and located at **815 SAN MATEO BLVD SE** (L-17)
32. **05ZHE - 01468** **1004432** **BRUCE BRYANT** 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) D, Block(s) 1, Panorama Estates Unit 1 addition, zoned R-1 and located at **12216 TOWNER AVE NE** (H-22)
33. **05ZHE - 01470** **1004444** **WILLIAM GONZALES** request(s) a special exception to Section 14. 16. 2. 16. (B). (12).: a CONDITIONAL USE to allow for outdoor storage and activity in a C-1 zone on all or a portion of Lot(s) 3, San Mateo Heights Addition, zoned C-1 and located at **1033 SAN MATEO BLVD SE** (L-17)
34. **05ZHE - 01476** **1004435** **JOSHUA & EMILY MARTIN** request(s) a special exception to Section 14. 16. 3. 3. A. (4). (a). (1).: a VARIANCE of 2 feet to the 3 foot wall height allowance for a 5 foot high wall in the front yard setback area on all or a portion of Lot(s) 14, Block(s) 7, Vista Larga Addition, zoned R-1 and located at **2507 VISTA LARGA AVE NE** (H-16)
35. **05ZHE - 01375** **1004447** **LISSA HART** request(s) a special exception to Section 14. 16. 2. 6. (B). 7.: a CONDITIONAL USE to allow for home occupation (massage therapy) in a R-1 zone on all or a portion of Lot(s) 132, Block(s) 0, Homestead Hills North Addition, zoned R-1 and located at **8007 WAGON MOUND** (D-11)