



**HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE
ZONING HEARING EXAMINER'S ACTION SHEET**

TUESDAY, MAY 18, 2010 **8:00 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* 10ZHE-80106 | Project# 1008264 | VICTOR VELA MORENO request(s) a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 7' to the 10' distance separation requirement between an existing accessory building and a dwelling on all or a portion of Lot(s) 39, Block(s) 6, HIGH RANGE AT TAYLOR RANCH zoned R-1, located at 6901 RUSTLER RD NW (D-11) APPROVED |
| 2. | *IR* 10ZHE-80111 | Project# 1008276 | CONCEPTION TORREZ request(s) a special exception to Section 14-16-2-6(E)(4)(b) and MARTINEZTOWN/SANTA BARBARA SDP PG 71: a VARIANCE of 4' to the 5' side yard setback area requirement for an existing carport on all or a portion of Lot(s) 64A2, ROMERO-PETE JR zoned SU-2 R-1, located at 424 ODELIA RD NE (J-14) APPROVED |
| 3. | *IR* 10ZHE-80104 | Project# 1008262 | RAUL GUTIERREZ-AMAYA request(s) a special exception to Section 14-16-2-17(B)(11): a CONDITIONAL USE to allow for existing outdoor storage of used tires in a C-2 zone on all or a portion of Lot(s) A, Block(s) 3, MESA VERDE ADDN zoned C-2, located at 8117 CENTRAL AVE NE (K-19) DEFERRED TO 6/15/10 |

OLD BUSINESS:

4. ***IR* 10ZHE-80093** **Project# 1008245** **HECTOR ARNULFO GUARDADO** 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 area for an existing 5' high wall on all or a portion of Lot(s) 17, Block(s) C, **ATRISCO VIALLEGE UNIT JT** zoned R-1, located at **10701 CARTAGENA AVE SW (M-8)**
APPROVED WITH CONDITIONS
5. **10ZHE-80089** **Project# 1008240** **DELBERT ARNELL (GARCIA, KRAEMER & ASSOC., AGENT)** request(s) a special exception to Section 14-16-2-17(B)(15): a **CONDITIONAL USE** to allow for the sale of alcoholic drink for off-premise consumption within 500' of a residential zone on all or a portion of Lot(s) 3 - 6, Block(s) 2, **TOWNER ADDN** zoned C-2, located at **2513 4TH ST NW (H-14)**
DEFERRED TO 6/15/10
6. **10ZHE-80051** **Project# 1008195** **HERBERT GROSSMAN (LEONARD GROSSMAN, AGENT)** request(s) a special exception to Section 14-16-2-18(B)(8): a **CONDITIONAL USE** to allow for existing outdoor storage of vehicles as a principal use where vehicles are typically not moved for more than 1 week on all or a portion of Lot(s) 5, **MONK ADDN** zoned C-3, located at **2629 6TH ST NW (H-14)**
APPROVED
7. **10ZHE-80052** **Project# 1008196** **HERBERT GROSSMAN (LEONARD GROSSMAN, AGENT)** request(s) a special exception to Section 14-16-2-18(B)(8): a **CONDITIONAL USE** to allow for existing outdoor storage of vehicles as a principal use where vehicles are typically not moved for more than 1 week on all or a portion of Lot(s) 4, **MONK ADDN** zoned C-3, located at **2627 6TH ST NW (H-14)**
APPROVED
8. **10ZHE-80061** **Project# 1008210** **JOHN FARMER (GILBERT AUSTIN, AGENT)** request(s) a special exception to Section 14-16-2-9(B) and 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) 32, Block(s) 4, **LA MESA** zoned R-T, located at **150 MESILLA ST NE (K-19)**
DEFERRED TO 6/15/10

NEW BUSINESS:

9. **10ZHE-80102** **Project# 1008259** **CHARLES ARAGON (GILBERT AUSTIN, AGENT)** request(s) a special exception to Section 14-16-2-6(B)(3): a **CONDITIONAL USE** to allow a proposed carport in the front yard setback area on all or a portion of Lot(s) 24, Block(s) 160, **VALENCIA VILLAGE** zoned R-1, located at **808 ESTANCIA DR NW (J-11)**
APPROVED WITH CONDITIONS
10. **09ZHE-80391** **Project# 1008076** **KATARI WHORTON (GEORGE GARCIA, AGENT)** request(s) a special exception to Section Pg. 65 2. ref 14-16-2-9(B) and 14-16-2-6(B)(3): a **CONDITIONAL USE** to allow for an existing carport in the side yard setback area on all or a portion of Lot(s) 9, **PARKSITO** zoned R-D, located at **9701 FIRMAN CT SW (L-9)**
APPROVED WITH CONDITIONS
11. **10ZHE-80096** **Project# 1008076** **KATARI WHORTON (GEORGE GARCIA, AGENT)** request(s) a special exception to Section 14-16-3-3(B)(2)(b): a **VARIANCE** of 1' to the 15' corner lot requirement where the rear yard abuts the front yard of a residentially-zoned lot for an existing shed on all or a portion of Lot(s) 9, **PARKSITO** zoned R-D, located at **9701 FIRMAN CT SW (L-9)**
APPROVED

12. **10ZHE-80097** **Project# 1008076** **KATARI WHORTON (GEORGE GARCIA, AGENT)** request(s) a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 9' 2" to the 10" distance separation requirement between an existing shed and a dwelling unit on all or a portion of Lot(s) 9, PARKSITO zoned R-D, located at **9701 FIRMAN CT SW (L-9)**
APPROVED
13. **10ZHE-80098** **Project# 1008076** **KATARI WHORTON (GEORGE GARCIA, AGENT)** request(s) a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 9" to the 5' distance separation requirement between an existing shed to another existing accessory structure on all or a portion of Lot(s) 9, PARKSITO zoned R-D, located at 9701 FIRMAN CT SW (L-9)
APPROVED
14. **10ZHE-80099** **Project# 1008076** **KATARI WHORTON (GEORGE GARCIA, AGENT)** 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 a dwelling unit on all or a portion of Lot(s) 9, PARKSITO zoned R-D, located at **9701 FIRMAN CT SW (L-9)**
APPROVED
15. **10ZHE-80114** **Project# 1008282** **DIAMOND SHAMROCK (TIERRA WEST, AGENT)** request(s) a special exception to Section 14-16-3-10(E)(3)(b): a VARIANCE of 6' to the 6' side yard landscape buffer area requirement for a proposed addition on all or a portion of Lot(s) 1-A, B, C, D & E, Block(s) 16, DEL NORTE SUBDIVISION zoned C-2, located at **7600 LOMAS BLVD NE (K-19)**
APPROVED
16. **10ZHE-80115** **Project# 1008282** **DIAMOND SHAMROCK (TIERRA WEST, AGENT)** request(s) a special exception to Section 14-16-3-10(E)(3)(b): a VARIANCE of 10' to the 10' front yard landscape buffer area requirement for a proposed addition on all or a portion of Lot(s) 1-A, B, C, D & E, Block(s) 16, DEL NORTE SUBDIVISION zoned C-2, located at **7600 LOMAS BLVD NE (K-19)**
APPROVED
17. **10ZHE-80142** **Project# 1008301** **DIAMOND SHAMROCK (TIERRA WEST, AGENT)** request(s) a special exception to Section PAGE 21 3. Bb.: a VARIANCE of 5' to the 5' landscape buffer area requirement between the parking area and sidewalks for a proposed addition on all or a portion of Lot(s) 22,23,24, Block(s) 16, UNIVERSITY HEIGHTS zoned SU-2 UC, located at **2550 CENTRAL AVE SE (K-16)**
APPROVED
18. **10ZHE-80157** **Project# 1008301** **DIAMOND SHAMROCK (TIERRA WEST, AGENT)** request(s) a special exception to Section PAGE 21 5.: a VARIANCE of 100% to the 50% ground floor facade of new construction shall be windows or doors, 75% window or door area shall be less than 6' above the average grade of the building site requirement on all or a portion of Lot(s) 22,23,24, Block(s) 16, UNIVERSITY HEIGHTS zoned SU-2 UC, located at **2550 CENTRAL AVE SE (K-16)**
APPROVED
19. **10ZHE-80158** **Project# 1008301** **DIAMOND SHAMROCK (TIERRA WEST, AGENT)** request(s) a special exception to Section PAGE 21 3. b.: a VARIANCE of 5' to the 5' landscape buffer area requirement between the parking area and sidewalk on all or a portion of Lot(s) 22,23,24, Block(s) 16, UNIVERSITY HEIGHTS zoned SU-2 UC, located at **2550 CENTRAL AVE SE (K-16)**
APPROVED

20. **10ZHE-80161** **Project# 1008301** **DIAMOND SHAMROCK (TIERRA WEST, AGENT)** request(s) a special exception to Section PAGE 72 UC 2. a.: a **CONDITIONAL USE** for a proposed gasoline, oil and liquified petroleum gas retailer, including outdoor sales on all or a portion of Lot(s) 22,23,24, Block(s) 16, UNIVERSITY HEIGHTS zoned SU-2 UC, located at **2550 CENTRAL AVE SE (K-16)**
APPROVED
21. **10ZHE-80144** **Project# 1008303** **KL HOUSE CONSTRUCTION (TIERRA WEST, AGENT)** request(s) a special exception to Section 14-16-2-15(E)(1): a **VARIANCE** of 5' to the 5' front yard setback area requirement for a proposed addition on all or a portion of Lot(s) 14-17, Block(s) 8, FAIR GROUNDS ADDN zoned C-3, located at **6409 ACOMA RD SE (K-18)**
APPROVED
22. **10ZHE-80145** **Project# 1008303** **KL HOUSE CONSTRUCTION (TIERRA WEST, AGENT)** request(s) a special exception to Section 14-16-2-10(E)(3)(a): a **VARIANCE** 10' to the 10' front yard landscape buffer area requirement for a proposed addition on all or a portion of Lot(s) 14-17, Block(s) 8, FAIR GROUNDS ADDN zoned C-3, located at **6409 ACOMA RD SE (K-18)**
APPROVED
23. **10ZHE-80146** **Project# 1008303** **KL HOUSE CONSTRUCTION (TIERRA WEST, AGENT)** request(s) a special exception to Section 14-16-2-10(E)(3)(c): a **VARIANCE** of 6' to the 6' rear yard landscape buffer area requirement to allow a proposed addition on all or a portion of Lot(s) 14-17, Block(s) 8, FAIR GROUNDS ADDN zoned C-3, located at **6409 ACOMA RD SE (K-18)**
APPROVED
24. **10ZHE-80147** **Project# 1008303** **KL HOUSE CONSTRUCTION (TIERRA WEST, AGENT)** request(s) a special exception to Section 14-16-2-10(E)(1): a **VARIANCE** of 3,030 sq ft to the 4,260 sq ft net lot area on-site landscaping requirement for a proposed addition on all or a portion of Lot(s) 14-17, Block(s) 8, FAIR GROUNDS ADDN zoned C-3, located at **6409 ACOMA RD SE (K-18)**
APPROVED
25. **10ZHE-80163** **Project# 1008303** **KL HOUSE CONSTRUCTION (TIERRA WEST, AGENT)** request(s) a special exception to Section 14-16-3-10(E)(3)(b): a **VARIANCE** of 6' to the 6' side yard landscape buffer area requirement for a proposed addition on all or a portion of Lot(s) 14-17, Block(s) 8, FAIR GROUNDS ADDN zoned C-3, located at **6409 ACOMA RD SE (K-18)**
APPROVED
26. **10ZHE-80121** **Project# 1008288** **R & B COMMERCIAL (EDWARD FITZGERALD, AGENT)** request(s) a special exception to Section 14-16-3-10(E)(3)(b): a **VARIANCE** of 6' to the 6' side yard landscape buffer area requirement for a proposed addition in a C-3 zone on all or a portion of Lot(s) B, Block(s) E, DUKE CITY INDUSTRIAL AREA zoned C-3, located at **3110 LOS ARBOLES AVE NE (H-16)**
APPROVED
27. **10ZHE-80122** **Project# 1008288** **R & B COMMERCIAL (EDWARD FITZGERALD, AGENT)** 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 area requirement for a proposed addition on all or a portion of Lot(s) B, Block(s) E, DUKE CITY INDUSTRIAL AREA zoned C-3, located at **3110 LOS ARBOLES AVE NE (H-16)**
APPROVED

28. **10ZHE-80123** **Project# 1008289** **STANLEY MOUNT, MOUNT CORP. (EDWARD FITZGERALD, AGENT)** request(s) a special exception to Section 14-16-3-1 (A) (27): a VARIANCE of 1 parking space to the 7 parking spaces requirement for a proposed addition to the existing office building on all or a portion of Lot(s) 555, REPLAT OF FLORAL GARDENS zoned C-1, located at **1201 RIO GRANDE BLVD NW (H-13)**
APPROVED
29. **10ZHE-80154** **Project# 1008289** **STANLEY MOUNT, MOUNT CORP. (EDWARD FITZGERALD, AGENT)** request(s) a special exception to Section PAGE 54 11.D.1.: a VARIANCE of 3' to the 3' wall height allowance for a proposed 6' high wall along Rio Grande Boulevard on all or a portion of Lot(s) 555, REPLAT OF FLORAL GARDENS zoned C-1, located at **1201 RIO GRANDE BLVD NW (H-13)**
DEFERRED TO 6/15/10
30. **10ZHE-80155** **Project# 1008289** **STANLEY MOUNT, MOUNT CORP. (EDWARD FITZGERALD, AGENT)** request(s) a special exception to Section 14-16-3-10(A)(3)(a): a VARIANCE of 6' to the 6' side yard landscape buffer area requirement for a proposed addition on all or a portion of Lot(s) 555, REPLAT OF FLORAL GARDENS zoned C-1, located at **1201 RIO GRANDE BLVD NW (H-13)**
APPROVED
31. **10ZHE-80156** **Project# 1008289** **STANLEY MOUNT, MOUNT CORP. (EDWARD FITZGERALD, AGENT)** request(s) a special exception to Section 14-16-3-1(A)(27): a VARIANCE of 6' to the 10' rear yard landscape buffer area requirement for a proposed addition on all or a portion of Lot(s) 555, REPLAT OF FLORAL GARDENS zoned C-1, located at **1201 RIO GRANDE BLVD NW (H-13)**
APPROVED
32. **10ZHE-80132** **Project# 1008296** **RABY COMPANIES (SCOTT ANDERSON, AGENT)** request(s) a special exception to Section 14-16-3-1(A)(27): a VARIANCE of 43 parkings spaces to the 67 parking spaces requirement for an existing office building in a C-2 zone on all or a portion of Lot(s) 3-5, Block(s) 1, SOMBRA DEL NORTE zoned C-2, located at **7617 MENAUL BLVD NE (H-19)**
APPROVED
33. **10ZHE-80133** **Project# 1008296** **RABY COMPANIES (SCOTT ANDERSON, AGENT)** request(s) a special exception to Section 14-16-3-1(A)(27): a VARIANCE of 10' to the 10' front yard landscape buffer area requirement for a proposed addition on all or a portion of Lot(s) 3-5, Block(s) 1, SOMBRA DEL NORTE zoned C-2, located at **7617 MENAUL BLVD NE (H-19)**
APPROVED
34. **10ZHE-80134** **Project# 1008296** **RABY COMPANIES (SCOTT ANDERSON, AGENT)** request(s) a special exception to Section 14-16-3-1(A)(27): a VARIANCE of 6' to the 6' side yard landscape buffer area requirement for a proposed addition on all or a portion of Lot(s) 3-5, Block(s) 1, SOMBRA DEL NORTE zoned C-2, located at **7617 MENAUL BLVD NE (H-19)**
APPROVED
35. **10ZHE-80100** **Project# 1008257** **JOHNNY & CATHY BENAVIDEZ** request(s) a special exception to Section 14-16-2-6(E)(4)(a): a VARIANCE of 3' 5" to the 5' side yard setback area requirement for an existing attached shed on all or a portion of Lot(s) 2, Block(s) 19, PRINCESS JEANNE PARK ADDN zoned R-1, located at **1236 GRETТА ST NE (J-21)**
APPROVED

36. **10ZHE-80101** **Project#** **JOHNNY & CATHY BENAVIDEZ** request(s) a special exception to Section 14-16-2-6(E)(5)(a): a VARIANCE of 13' 5" to the 15' rear yard setback area requirement for an existing attached shed on all or a portion of Lot(s) 2, Block(s) 19, PRINCESS JEANNE PARK ADDN zoned R-1, located at **1236 GRETTA ST NE (J-21)**
1008257
- APPROVED**

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #37

IF YOU ARE AGENDA ITEMS #37 - #72

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

37. **10ZHE-80130** **Project#** **TRACY & SAM HERRERA (DON DUDLEY, AGENT)** request(s) a special exception to Section 14-16-2-6(B)(1) and 14-16-2-5(B)(1): a CONDITIONAL USE to allow for a proposed detached accessory living quarters in an RA-2 zone on all or a portion of Lot(s) 38, QUAKER HEIGHTS ADDN zoned RA-2, located at **4610 QUAKER HEIGHTS PL NW (F-11)**
1008295
- DENIED**
38. **10ZHE-80131** **Project#** **TRACY & SAM HERRERA (DON DUDLEY, AGENT)** request(s) a special exception to Section 14-16-3-3(B)(2)(a): a VARIANCE of 4' 5" to the 18' accessory living structure maximum height limit requirement for a proposed 22' 5" high detached two-story accessory living quarters on all or a portion of Lot(s) 38, QUAKER HEIGHTS ADDN zoned RA-2, located at **4610 QUAKER HEIGHTS PL NW (F-11)**
1008295
- DENIED**
39. **10ZHE-80137** **Project#** **KARL GASS (GREG BACZEK, AGENT)** request(s) a special exception to Section 14-16-2-6(E)(5)(a): a VARIANCE of 11' to the 15' rear yard setback area requirement for a proposed garage on all or a portion of Lot(s) 23, Block(s) 52, UNIVERSITY HEIGHTS zoned R-1, located at **403 AMHERST DR SE (K-16)**
1008299
- DENIED**
40. **10ZHE-80139** **Project#** **KARL GASS (GREG BACZEK, AGENT)** request(s) a special exception to Section 14-16-2-6(E)(4): a VARIANCE of 4' to the 5' side yard setback area requirement for a proposed garage on all or a portion of Lot(s) 23, Block(s) 52, UNIVERSITY HEIGHTS zoned R-1, located at **403 AMHERST DR SE (K-16)**
1008299
- DENIED**
41. **10ZHE-80140** **Project#** **KARL GASS (GREG BACZEK, AGENT)** 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 garage on all or a portion of Lot(s) 23, Block(s) 52, UNIVERSITY HEIGHTS zoned R-1, located at **403 AMHERST DR SE (K-16)**
1008299
- DENIED**

42. **10ZHE-80141** **Project# 1008299** **KARL GASS (GREG BACZEK, AGENT)** request(s) a special exception to Section 14-16-2-6(E)(4): a VARIANCE of 2' 6" to the 10' distance separation requirement between dwelling units on all or a portion of Lot(s) 23, Block(s) 52, UNIVERSITY HEIGHTS zoned R-1, located at **403 AMHERST DR SE (K-16)**
DENIED
43. **10ZHE-80138** **Project# 1008300** **SARITA R. PERLA REVOCABLE TRUST (CORY PARKS, AGENT)** request(s) a special exception to Section 14-16-2-6(E)(4)(a): a VARIANCE of 3' to the 5' side yard setback area requirement for a proposed addition on all or a portion of Lot(s) 18, LINDA VISTA ADDN NO 1 zoned R-1, located at **200 SANCHEZ RD NW (F-15)**
APPROVED
44. **10ZHE-80143** **Project# 1008302** **D.R. HORTON (PAUL WYMER, AGENT)** request(s) a special exception to Section 14-16-2-8(E)(3)(a): a VARIANCE of 2' to the 10" side yard setback area requirement for a proposed dwelling on a corner lot on all or a portion of Lot(s) 52, Block(s) 22, ANDERSEN HEIGHTS UNIT 7 zoned R-LT, located at **3175 ERRATIC ST SW (P-8)**
APPROVED
45. **10ZHE-80107** **Project# 1008266** **KELLY ATKIN & ROY RICCI (RON LOBATO, AGENT)** request(s) a special exception to Section 14-16-2-6(B)(11): a CONDITIONAL USE to allow for a proposed second kitchen in one dwelling in an R-1 zone on all or a portion of Lot(s) 16, Block(s) L, SMITHS SANDIA HILLS zoned R-1, located at **1508 WASHINGTON ST NE (J-17)**
DEFERRED TO 6/15/10
46. **10ZHE-80108** **Project# 1008266** **KELLY ATKIN & ROY RICCI (RON LOBATO, AGENT)** request(s) a special exception to Section 14-16-2-6(E)(1): a VARIANCE of 9' 4" to the 20' front yard setback area requirement for a proposed addition to the dwelling on all or a portion of Lot(s) 16, Block(s) L, SMITHS SANDIA HILLS zoned R-1, located at **1508 WASHINGTON ST NE (J-17)**
DEFERRED TO 6/15/10
47. **10ZHE-80153** **Project# 1008309** **RED MOUNTAIN GROUP (LETICIA BERNAL, AGENT)** request(s) a special exception to Section PAGE 103 OF THE NOB HILL HIGHLANDS SECTOR DEVELOPEMENT PLAN: a VARIANCE of 12" to the 18" letter height requirement for a proposed sign with 30" letters on all or a portion of Lot(s) 29A1B1, Block(s) 29, HEIGHTS RESERVOIR zoned CCR-3, located at **5112 LOMAS BLVD NE (K-17)**
DEFERRED TO 6/15/10
48. **10ZHE-80109** **Project# 1008271** **V. ROBERT BISHOP** request(s) a special exception to Section 14-16-3-3(B)(e): a VARIANCE of 5' to the 10' distance separation requirement between an existing dwelling and shed on all or a portion of Lot(s) 9108 HAINES NE, Block(s) 15, BELLHAVEN ADDN zoned R-1, located at **9108 HAINES AVE NE (J-20)**
APPROVED
49. **10ZHE-80113** **Project# 1008280** **CHRIS WINEGARDNER** request(s) a special exception to Section 14-16-3-19(2): a VARIANCE of 3' to the 3' wall height allowance for a proposed 6' high wall in the front yard setback area on all or a portion of Lot(s) 13, Block(s) 15, ROACHS zoned M-R, located at **4612 MARQUETTE AVE NE (K-17)**
DEFERRED TO 6/15/10

50. **10ZHE-80118** **Project# 1008285** **JESSE KOLBOKER** request(s) a special exception to Section 14-16-3-19(3)(A): a VARIANCE of 3' to the 3' fence height allowance for a proposed 6' high fence within 5' of the public right of way on all or a portion of Lot(s) 355, MRGCD MAP 41 zoned SU-2 HC, located at **2305 BROADWAY SE (L-14)**
DEFERRED TO 6/15/10
51. **10ZHE-80119** **Project# 1008286** **PACIFIC REALTY (LES GUTIERREZ, AGENT)** request(s) a special exception to Section 14-16-3-17(A)(16)(b): a VARIANCE of 1' 7" to the 9' high solid wall requirement for a proposed 10' 7" high solid wall surrounding a wireless telecommunications facility on all or a portion of Lot(s) UNPLATTED, UNPLATTED PACIFIC REALTY zoned C-2 (SC), located at **7220 LOMAS BLVD NE (K-19)**
DEFERRED TO 6/15/10
52. **10ZHE-80120** **Project# 1008287** **LETICIA MOLINA** request(s) a special exception to Section 14-16-3-3(4)(a)1: a VARIANCE of 3' to the 3' fence height allowance for an existing 6' high fence in the front yard setback area on all or a portion of Lot(s) 57, Block(s) 4, DORADO VILLAGE UNIT 2 zoned R-T, located at **616 DORADO PL SE (L-22)**
DENIED
53. **10ZHE-80105** **Project# 1008263** **MELLOY DODGE (GARCIA'S TENTS & EVENTS, AGENT)** request(s) a special exception to Section 14-16-2-17(B)(20): a CONDITIONAL USE to allow for uses or activities (car sales) in a tent for one month on all or a portion of Lot(s) UNPLATTED, UNPLATTED/SPARTAN CORP zoned SU-1/C-2 Uses, located at **9621 COORS BLVD NW (B-13)**
DEFERRED TO 6/15/10
54. **10ZHE-80112** **Project# 1008278** **ANDY SCHULTZ (FRANK THOMAS, AGENT)** request(s) a special exception to Section 14-16-2-6(B)(1) and 14-16-2-5(B)(1): a CONDITIONAL USE to allow a proposed accessory living quarters in an RA-2 zone on all or a portion of Lot(s) 3, ELFEGO zoned RA-2, located at **2849 ELFEGO NW (F-13)**
DENIED
55. **10ZHE-80116** **Project# 1008283** **MELLINDA MOFFITT & ANN DUNLAP** request(s) a special exception to Section 14-16-2-5(B)(1) and 14-16-2-6(B)(1): a CONDITIONAL USE to allow a proposed accessory living quarters on all or a portion of Lot(s) U, ALVARADO GARDENS UNIT 3 zoned R-A2, located at **2710 VERANDA RD NW (G-12)**
APPROVED WITH CONDITIONS
56. **10ZHE-80117** **Project# 1008284** **BENJAMIN CORRAL** request(s) a special exception to Section 14-16-2-6(B)(1): a CONDITIONAL USE to allow for an existing accessory living quarters in an R-1 zone on all or a portion of Lot(s) 1, LOS HERMANOS zoned R-1, located at **4607 LAS HERMANAS NW (G-15)**
APPROVED WITH CONDITIONS
57. **10ZHE-80135** **Project# 1008297** **BETH D. WILLIAMS (DOUG LANE, AGENT)** request(s) a special exception to Section 14-16-2-6(B)(1): a CONDITIONAL USE to allow for a proposed accessory living quarters in an R-1 zone on all or a portion of Lot(s) 17, Block(s) 30, UNIVERSITY HEIGHTS zoned R-1, located at **315 DARTMOUTH DR SE (K-16)**
APPROVED WITH CONDITIONS

58. **10ZHE-80150** **Project# 1008306** **STEVE SACKS (REMODELING, AGENT)** request(s) a special exception to Section 14-16-2-6(B)(1): a CONDITIONAL USE to allow a proposed accessory living quarters in an SU-2/SF zone on all or a portion of Lot(s) 1 Replat, Block(s) 24, PEREA ADDN zoned SU-2/SF, located at **609 11TH ST NW (J-13)**
APPROVED WITH CONDITIONS
59. **10ZHE-80136** **Project# 1008298** **LILIA GONZALES (EL ARTE DEL MASAJE, AGENT)** request(s) a special exception to Section 14-16-2-6(B)(7): a CONDITIONAL USE to allow for proposed massage therapy in a residential zone on all or a portion of Lot(s) 21, Block(s) 127B, PRINCESS JEAN PARK ADDN zoned R-1, located at **712 MILDRED ST NE (K-21)**
APPROVED
60. **10ZHE-80159** **Project# 1008310** **JACK LOER** request(s) a special exception to Section 14-16-2-6(B)(7) and 14-16-2-14(B) & 14-16-2-9(B): a CONDITIONAL USE to allow for proposed massage therapy in an R-D zone on all or a portion of Lot(s) 23, Block(s) 5, HERITAGE EAST UNIT 1 zoned R-D, located at **7308 GENERAL KEARNY DR NE (D-20)**
APPROVED
61. **10ZHE-80149** **Project# 1008305** **OSCAR MCKINNEY** request(s) a special exception to Section PAGE P 1. a. and 14-16-2-11(A)(3): a CONDITIONAL USE to allow for a proposed apartment in an SU-2 / MR zone on all or a portion of Lot(s) 2, Block(s) 49, EASTERN ADDN zoned SU-2 MR, located at **1607 EDITH SE (L-14)**
DENIED
62. **10ZHE-80148** **Project# 1008304** **CHARLES SANCHEZ (SHIRLEY HOLDEN, AGENT)** request(s) a special exception to Section 14-16-2-11(B)(2) and 14-16-2-6(B)(10): a CONDITIONAL USE to allow for a proposed community gardening market in an R-2 zone on all or a portion of Lot(s) 19, Block(s) 37, MESA VERDE ADDN zoned R-2, located at **538 UTAH ST NE (K-19)**
APPROVED
63. **10ZHE-80103** **Project# 1008260** **MANUEL SCOTT C DE BACA** request(s) a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for an existing carport in the front yard setback area on all or a portion of Lot(s) 5, Block(s) 13, BEL AIR zoned R-1, located at **2625 QUINCY NE (H-17)**
DEFERRED TO 7/20/10
64. **10ZHE-80129** **Project# 1008294** **CHUNG DO** request(s) a special exception to Section 14-16-2-9(B) and 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) 12A, LOMAS DEL CIELO UNIT 2 zoned R-T, located at **1717 ROSS CT SE (L-15)**
DEFERRED TO 7/20/10
65. **10ZHE-80151** **Project# 1008307** **SARA BITTNER (ASI, INC., 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) 20, Block(s) P, LAVALAND ADDN zoned R-1, located at **448 60TH ST NW (J-11)**
APPROVED WITH CONDITIONS
66. **10ZHE-80110** **Project# 1008275** **DEAN SEGRIST (FOREST OWENS, AGENT)** request(s) a special exception to Section 14-16-2-6(B)(12): a CONDITIONAL USE to allow for a proposed covered patio in the rear yard setback area on all or a portion of Lot(s) 11, Block(s) J, SAN GABRIEL VILLAGE UNIT 2 zoned R-1, located at **10502 SAN MARINO RD NE (G-21)**
APPROVED

67. **10ZHE-80124** **Project# 1008290** **JOHN N MADRID** request(s) a special exception to Section 14-16-3-3(A)(4)(3.): a CONDITIONAL USE to allow for a fence over 3' in height in the rear yard setback area for a proposed 6' high fence on a corner lot on all or a portion of Lot(s) 10, Block(s) 19, ACADEMY HILLS ESTATES UNIT 1 zoned R-1, located at **9728 CAMINO DEL SOL NE (F-20)**
- APPROVED WITH CONDITIONS**
68. **10ZHE-80125** **Project# 1008291** **MAGDA VALLES** 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 an existing 6' high wall on all or a portion of Lot(s) 10, Block(s) 13, ATRISCO VILLAGE UNIT JT zoned R-1, located at **10608 CARTAGENA AVE SW (M-8)**
- APPROVED WITH CONDITIONS**
69. **10ZHE-80126** **Project# 1008292** **MEGAN MENTILLO** request(s) a special exception to Section 14-16-2-6(B)(14) and Barelás SDP Pg. 72: a CONDITIONAL USE to allow for a fence over 3' in height in the front yard setback area for a proposed 4' high fence on all or a portion of Lot(s) 1A, Block(s) 39, RAYNOLDS ADDN zoned SU-2 / R-2, located at **802 COAL AVE SW (K-13)**
- WITHDRAWN**
70. **10ZHE-80127** **Project# 1008292** **MEGAN MENTILLO** request(s) a special exception to Section 14-16-3-3(A)(4)(3.) and Barelás SDP Pg. 72: a CONDITIONAL USE to allow for a fence over 3' in height in the side yard setback area for a proposed 6' high fence on all or a portion of Lot(s) 1A, Block(s) 39, RAYNOLDS ADDN zoned SU-2 / R-2, located at **802 COAL AVE SW (K-13)**
- APPROVED WITH CONDITIONS**
71. **10ZHE-80128** **Project# 1008293** **LOUIS MENTILLO** 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) 1, Block(s) 3, LEE-JOHN ADDN zoned SU-2 R-1, located at **436 SANTA FE AVE SW (K-14)**
- APPROVED WITH CONDITIONS**
72. **10ZHE-80152** **Project# 1008308** **PRISCILLA LOPEZ (SHAAN SLOAN, AGENT)** request(s) a special exception to Section 14-16-2-6(b)(a)(2): a CONDITIONAL USE to allow for a wall over 3' in height in the front yard setback area for an existing 3' 11" high wall on all or a portion of Lot(s) 24, ROSSITER ADDN zoned R-1, located at **1020 BELLROSE AVE NW (F-14)**
- APPROVED WITH CONDITIONS**