



**HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE**

ZONING HEARING EXAMINER'S ACTION SHEET

TUESDAY, JUNE 15, 2010 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
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-80187 | Project# 1008345 | OLGA PADILLA request(s) a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow an existing carport in the front yard setback area on all or a portion of Lot(s) 10, Block(s) 4, SUNSHINE ADDN zoned SU-2 MR, located at 1913 HIGH ST SE (L-14) |
|----|-------------------------|-------------------------|--|

APPROVED WITH CONDITIONS

OLD BUSINESS:

- | | | | |
|----|-------------------------|-------------------------|---|
| 2. | *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) |
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APPROVED WITH CONDITIONS

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| 3. | 10ZHE-80049 | Project# 1008194 | MARK CORDOVA & KAREN MANDUCHI request(s) a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 2' 8" to the 3' wall height allowance for an existing 5' 8" high wall in the front yard setback area on all or a portion of Lot(s) 1, Block(s) 2, FOUR HILLS VILLAGE FIRST INSTALLMENT zoned R-1, located at 800 FOUR HILLS RD SE (M-23) |
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DENIED

- | | | | |
|-----|--------------------|-----------------------------|---|
| 4. | 10ZHE-80050 | Project#
1008194 | <p>MARK CORDOVA & KAREN MANDUCHI request(s) a special exception to Section 14-16-3-19(A)(2)(a)(1): a VARIANCE of 2' to the 6' wall height allowance for an existing 8' high wall in the side yard setback area on a corner lot on all or a portion of Lot(s) 1, Block(s) 2, FOUR HILLS VILLAGE FIRST INSTALLMENT zoned R-1, located at 800 FOUR HILLS RD SE (M-23)</p> <p>WITHDRAWN</p> |
| 5. | 09ZHE-80421 | Project#
1008114 | <p>DEBORRAH A. BALL request(s) a special exception to Section 14-16-2-25(B)(9)(b): a VARIANCE of 1 on-premise sign to the 3 on-premise signs requirement, for one business, for a total of 4 proposed on-premise signs on all or a portion of Lot(s) 232B, MRGCD MAP 38 zoned H-1, located at 524 ROMERO ST NW (J-13)</p> <p>DENIED</p> |
| 6. | 09ZHE-80422 | Project#
1008114 | <p>DEBORRAH A. BALL request(s) a special exception to Section 14-16-2-25(B)(9)(c)2.: a VARIANCE of 3 sq ft to the 3 sq ft total allowance for a proposed 6 sq ft area non-wall sign on all or a portion of Lot(s) 232B, MRGCD MAP 38 zoned H-1, located at 524 ROMERO ST NW (J-13)</p> <p>DENIED</p> |
| 7. | 10ZHE-80119 | Project#
1008286 | <p>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)</p> <p>APPROVED WITH CONDITIONS</p> |
| 8. | 10ZHE-80174 | Project#
1008286 | <p>PACIFIC REALTY (LES GUTIERREZ, AGENT) request(s) a special exception to Section 14-16-3-17(A)(4)(a): a VARIANCE of 1' 7" to the 9' equipment cabinet height requirement for a proposed 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)</p> <p>APPROVED WITH CONDITIONS</p> |
| 9. | 10ZHE-80153 | Project#
1008309 | <p>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)</p> <p>APPROVED</p> |
| 10. | 10ZHE-80107 | Project#
1008266 | <p>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)</p> <p>WITHDRAWN</p> |
| 11. | 10ZHE-80108 | Project#
1008266 | <p>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)</p> <p>WITHDRAWN</p> |

12. **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)
APPROVED WITH CONDITIONS
13. **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)
DENIED - FTA
14. **10ZHE-80078** **Project# 1008230** **JESUS R. NOREZ** 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 a proposed 5' high wall on all or a portion of Lot(s) 20, Block(s) N, **DESERT FLOWER UNIT 4** zoned **R-LT**, located at **2435 DESERT SPRINGS DR SW** (M-10)
APPROVED WITH CONDITIONS
15. **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)
WITHDRAWN
16. **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)
APPROVED WITH CONDITIONS
17. **10ZHE-80058** **Project# 1008206** **DAVID TREJO** request(s) a special exception to Section 14-16-3-19(A)(2)(a) 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 an existing 5' high wall on all or a portion of Lot(s) 2, Block(s) S, **CARLOS REY** zoned **R-1**, located at **432 68TH ST SW** (K-10)
APPROVED WITH CONDITIONS
18. **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 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)
APPROVED WITH CONDITIONS

NEW BUSINESS:

19. **10ZHE-80181** **Project# 1008339** **HERB & BARB EDMON (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) 30, Block(s) 7, **KIRTLAND ADDN UNIT 1** zoned **R-1**, located at **1505 SAN JOSE SE** (M-15)
APPROVED WITH CONDITIONS

20. **10ZHE-80095** **Project# 1008247** **STEVEN MCWILLIAMS** request(s) a special exception to Section 14-11-7: a SOLAR RIGHTS request for existing solar panels in an RA-2 zone on all or a portion of Lot(s) 6, ALVARADO GARDENS UNIT 1 zoned RA-2, located at **2824 RIO GRANDE BLVD NW (G-13)**
DEFERRED TO 7/20/10
21. **10ZHE-80177** **Project# 1008336** **STEVE CHAVEZ** request(s) a special exception to Section 14-16-3-3(E)(2)(6) and 14-16-2-6(E)(3)(b): a VARIANCE of 3' 6" to the 10' side yard setback area requirement to allow an existing shed on all or a portion of Lot(s) 29, Block(s) 35A, PRINCESS JEANNE PARK ADDN zoned R-1, located at **1127 SHIRLEY ST NE (J-21)**
DECISION PENDING TE COMMENTS
22. **10ZHE-80178** **Project# 1008336** **STEVE CHAVEZ** request(s) a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 9' to the 10' distance separation requirement between a dwelling unit and an existing shed on all or a portion of Lot(s) 29, Block(s) 35A, PRINCESS JEANNE PARK ADDN zoned R-1, located at **1127 SHIRLEY ST NE (J-21)**
DECISION PENDING TE COMMENTS
23. **10ZHE-80180** **Project# 1008338** **RICHARD SAUNDERSON** request(s) a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 4' to the 10' distance separation requirement between a dwelling unit and an existing shed on all or a portion of Lot(s) 4, Block(s) 3-A, LOMA DEL NORTE UNIT 7 zoned R-1, located at **8120 EDDY AVE NE (D-19)**
APPROVED WITH CONDITIONS
24. **10ZHE-80162** **Project# 1008315** **DAVID A. LOPEZ** 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 a proposed 6' high latilla fence in the front yard setback area on all or a portion of Lot(s) 1, Block(s) K, EL RANCHO GRANDE UNIT 16 zoned R-D, located at **2200 VINTON ST SW (N-8)**
APPROVED WITH CONDITIONS
25. **10ZHE-80182** **Project# 1008340** **ISABELA RIOS** request(s) a special exception to Section 14-16-3-19(A)(2)(a): 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) 21, Block(s) 2, SILVERARDO UNIT 1 zoned R-LT, located at **9301 SILVER SKY CT SW (M-9)**
APPROVED WITH CONDITIONS
26. **10ZHE-80185** **Project# 1008343** **MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS (TONY SYLVESTER, AGENT)** request(s) a special exception to Section 14-16-3-19(A)(3)(a): a VARIANCE of 5' to the 5' front yard setback area for a proposed 6' high fence on all or a portion of Lot(s) 13-24, Block(s) 43, ORIGINAL TOWN SITE OF ABQ zoned SU-3 MIXED USE, located at **809 COPPER AVE NE (K-13)**
APPROVED WITH CONDITIONS

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #27

IF YOU ARE AGENDA ITEMS #27 - #43

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

IF YOU ARE AGENDA ITEMS #27 - #43

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #27

IF YOU ARE AGENDA ITEMS #27 - #43

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

- ********LUNCH BREAK********
- HEARING WILL RESUME PROMPTLY**
AT 1:30 P.M. WITH ITEM #27
- IF YOU ARE AGENDA ITEMS #27 - #43**
- PLEASE COME TO THE HEARING AT 1:30 P.M.**

34. **10ZHE-80175** **Project# 1008334** **ANDREW ROBERTSON** 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) 29, UNIVERSITY HEIGHTS zoned R-1, located at **415 DARTMOUTH DR SE** (K-16)
DEFERRED TO 8/17/10
35. **10ZHE-80168** **Project# 1008328** **DAVID KOOPMANS** request(s) a special exception to Section 14-16-2-9(B) and 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) 9-P1, VENTURA VILLAGE zoned SU-2, located at **9032 VILLAGE AVE NE** (C-20)
APPROVED
36. **10ZHE-80160** **Project# 1008313** **BOGAR 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 5' high wall on all or a portion of Lot(s) 3, Block(s) G, ATRISCO VILLAGE UNIT JT zoned R-1, located at **10504 CARTAGENA AVE SW** (M-8)
APPROVED WITH CONDITIONS
37. **10ZHE-80164** **Project# 1008316** **DAVID BISHOP** 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' 3" high wall on all or a portion of Lot(s) 21, Block(s) R, SAN GABRIEL VILLAGE, THIRD UNIT PART B zoned R-1, located at **10404 HENDRIX AVE NE** (G-21)
APPROVED WITH CONDITIONS
38. **10ZHE-80165** **Project# 1008317** **WILLIAM TURNER** 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) L, Block(s) 2A, COUNTRY CLUB ADDN zoned R-1, located at **411 RIDGE PL NE** (K-15)
APPROVED
39. **10ZHE-80166** **Project# 1008317** **WILLIAM TURNER** 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 5' high wall on all or a portion of Lot(s) L, Block(s) 2A, COUNTRY CLUB ADDN zoned R-1, located at **411 RIDGE PL NE** (K-15)
DEFERRED TO 7/20/10
40. **10ZHE-80169** **Project# 1008330** **SALOME BALDONADO** 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) 7, Block(s) 27, PRINCESS JEANNE PARK ADDN zoned R-1, located at **1200 DOROTHY ST NE** (J-21)
APPROVED WITH CONDITIONS
41. **10ZHE-80183** **Project# 1008341** **ROBERT & CYNTHIA COKER (DAVID DANEMANN, 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 & side yard setback areas on all or a portion of Lot(s) 14, Block(s) 61, PARKLAND HILLS ADDN zoned R-1, located at **4603 INSPIRATION DR SE** (L-17)
APPROVED WITH CONDITIONS
42. **10ZHE-80184** **Project# 1008342** **HESHELL & JOAN DANEMANN (DAVID DANEMANN, 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 & side yard setback areas on all or a portion of Lot(s) 6, Block(s) 62, PARKLAND HILLS ADDN zoned R-1, located at **921 ADAMS ST SE** (L-17)
APPROVED WITH CONDITIONS

10ZHE-80173

Project#
1008333

MICHELE CARTER & JOHN COCANOWER 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) C, Block(s) 6, MESA COURT ADDN zoned R-1, located at **3817 SMITH AVE SE (L-17)**

APPROVED WITH CONDITIONS