



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

ZONING HEARING EXAMINER'S ACTION SHEET

TUESDAY, MARCH 18, 2014 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

Joshua J. Skarsgard, Esq., Zoning Hearing Examiner
Randall Falkner, Planner
Christa Wagner, Administrative Assistant

For Inquiries Regarding This Agenda, Please Call Christa Wagner at (505) 924-3894.

PLEASE ADDRESS ALL CORRESPONDENCE TO:

Joshua J. Skarsgard, 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 Christa Wagner at (505) 924-3894.*

OLD BUSINESS:

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|----|--------------------|-----------------------------|---|
| 1. | 13ZHE-80666 | Project#
1009859 | SANDRA SEABORN (ROBERT FABER, AGENT) request(s) a special exception to Section 14-16-2-6(E)(1): a VARIANCE of 8.25' to the 20' front yard set back for a proposed garage addition for all or a portion of Lot 14, Block 17, HUNING CASTLE ADDITION zoned R-1, located on 421 RAYNOLDS AV SW (K-13) WITHDRAWN |
| 2. | 13ZHE-80667 | Project#
1009859 | SANDRA SEABORN (ROBERT FABER, AGENT) request(s) a special exception to Section 14-16-2-6(E)(4)(a): a VARIANCE of 2.85' to the 5'-0" side yard set back for a proposed garage addition. for all or a portion of Lot 14, Block 17, HUNING CASTLE ADDITION zoned R-1, located on 421 RAYNOLDS AV SW (K-13) WITHDRAWN |
| 3. | 13ZHE-80583 | Project#
1009766 | KENNY YOU (ALEX TRUJILLO, AGENT) requests a special exception to Page 46, III., of the South Broadway Sector Development Plan and Section 14-16-2-16(B)(8): a CONDITIONAL USE to allow for outdoor sales of fireworks for all or a portion of Lot 1A, Block 29, EASTERN ADDN zoned SU-2 NCR, located on 1306 BROADWAY BLVD SE (L-14) DEFERRED TO APRIL 15, 2014 |

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| 4. | 13ZHE-80699 | Project#
1009906 | GIL STEWART requests a special exception to Section 14-16-2-17 (B)(13): a CONDITIONAL USE for outside activity for a proposed vending truck for all or a portion of Lot D1 & D2, Tract(s) D1 & D2, ST ANTHONY'S ORPHANAGE zoned C2(SC), located on 2001 & 2011 12 ST NW (H-13) DEFERRED TO APRIL 15, 2014 |
| 5. | 14ZHE-80005 | Project#
1009932 | DANIEL TRILLO requests a special exception to Section 14-16-2-17(B)(13): a CONDITIONAL USE to allow outdoor storage and display of merchandise for all or a portion of Lot 13, Block 17, FAIR GROUNDS ADDN zoned C-2, located on 6419 CENTRAL AVE NE (K-18) APPROVED WITH CONDITIONS |
| 6. | 14ZHE-80011 | Project#
1009938 | GARY D. PHILLIPS (OCEAN WEST, AGENT) requests a special exception to Section 14-16-2-21(B)(1) and 14-16-2-20(B)(1)(h): a CONDITIONAL USE for operators heavy equipment leasing in the M-2 zone for all or a portion of Lot 6A, BLUE SKY BUSINESS PARK zoned M-2, located on 7800 JACS LANE NE (D-16) APPROVED WITH CONDITIONS |
| 7. | 13ZHE-80710 | Project#
1009922 | FRANK S. WELP requests a special exception to Section 14-16-2-6(14)(a)(2): a CONDITIONAL USE to allow an existing 5' wall in the front yard setback for all or a portion of Lot 14, Block 6, HOLIDAY PARK UNIT 4 zoned R-1, located on 3209 TAHITI ST NE (G-22) APPROVED WITH CONDITIONS |
| 8. | 13ZHE-80709 | Project#
1009921 | DAVID MACEWEN requests a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 10' to the 10' separation between the dwelling and an existing accessory structure for all or a portion of Lot 1D, BOULEVARD ACRES zoned RA-2, located on 3811 RIO GRANDE BLVD NW (F-13) APPROVED WITH CONDITIONS |

NEW BUSINESS:

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| 9. | 14ZHE-80019 | Project#
1009946 | LORENZO SANCHEZ request(s) a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 5' to the 3' height maximum to allow a proposed 8' fence in the required front yard setback for all or a portion of Lot(s) 4, Block(s) 10, HERITAGE HILLS UNIT 2 zoned R-1, located on 7313 YORKTOWN NE (D-20) APPROVED WITH CONDITIONS |
| 10. | 14ZHE-80020 | Project#
1009954 | ROY ADDINGTON request(s) a special exception to Section 14-16-3-19(A)(2)(a): a CONDITIONAL USE FOR 1' to the allowed 3' height for an existing 4' high wall in the front yard setback area for all or a portion of Lot(s) 1, Block(s) 1, LOBO ADDN zoned R-1, located on 1352 VASSAR DR NE 87106 (J-16) APPROVED WITH CONDITIONS |
| 11. | 14ZHE-80022 | Project#
1009958 | DEIRDRE WAMPLER (MODULUS DESIGN, WALTER GILL, AGENT) request(s) a special exception to Section 14-16-2-6(E)(4)(a): a VARIANCE of 3'6" to the 5' side yard setback for a proposed addition for all or a portion of Lot(s) 17, Block(s) 2, SANDIA PLAZA zoned R-1, located on 907 GRIEGOS RD NW (F-14) APPROVED WITH CONDITIONS |

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #12

IF YOU ARE AGENDA ITEMS 12-20

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

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| 12. | 14ZHE-80023 | Project#
1009959 | WILLIAM CRESPIAN & RUTH JOHNSON (BENITO MARTINEZ, AGENT) request(s) a special exception to Section 14-16-3-19(A)(1)(a): a VARIANCE of 1' to the 8' maximum to allow an existing 9' wall in the rear yard for all or a portion of Lot(s) 25, Block(s) 77, BEL-AIR SUBDIVISION zoned R-1, located on 2818 CAGUA DR NE (H-18) APPROVED WITH CONDITIONS |
| 13. | 14ZHE-80025 | Project#
1009961 | THOMAS GUTIERREZ request(s) a special exception to Section 14-16-2-5(E): a VARIANCE of 20' to the required 25' rearyard setback for a proposed dwelling for all or a portion of Lot(s) 2, PLAT OF LOTS 1,2,3 & 4, CAMPBELL ESTATES zoned RA-2, located on 2708 ORNELLA LA NW (G-12) APPROVED WITH CONDITIONS |
| 14. | 14ZHE-80026 | Project#
1009962 | JACK THOMPSON request(s) a special exception to Section 14-16-2-22(A)(25)(a) and 14-16-2-6(E)(5)(a): a VARIANCE of 10' to the required 15' rear yard setback for a proposed addn for all or a portion of Lot(s) 17, Block(s) 2, EAST RANGE ADDN zoned SU-1 PRD, located on 14353 MARQUETTE DR NE (K-23) APPROVED WITH CONDITIONS |
| 15. | 14ZHE-80021 | Project#
1009957 | FOOK C. AND ANA M. LEE (JESSE W. DEUBEL, AGENT) request(s) a special exception to Section 14-16-2-8(B)(1) and 14-16-2-6(B)(1): a CONDITIONAL USE request to allow for a proposed (casita) accessory living quarters on a lot for all or a portion of Lot(s) 7, Block(s) 2, CHAMISA RIDGE UNIT 2 zoned R-LT, located on 9600 BIG SAGE DR NW (B-10) DEFERRED TO APRIL 15, 2014 |
| 16. | 14ZHE-80024 | Project#
1009960 | JEREMY MOORE request(s) a special exception to Section 14-16-2-14(D) and 14-16-2-6(B)(1): a CONDITIONAL USE to allow a proposed accessory living quarters for all or a portion of Lot(s) 6, Block(s) 2, PRAIRIE RIDGE UNIT 6 zoned R-D, located on 6325 SUMAC DR NW (E-12) DEFERRED TO APRIL 15, 2014 |
| 17. | 14ZHE-80027 | Project#
1009963 | CHARLES AND EMILY HEDRICK (CHRISTIAN HARPER, AGENT) request(s) a special exception to Section 14-16-2-5(B), ref:14-16-2-4(B)(1) and 14-16-2-6(B)(14)(a)(1): a CONDITIONAL USE to allow a proposed 5' wall in the required front yard for all or a portion of Lot(s) 35, Block(s) 3, THOMAS VILLAGE ESTATES PHASE 2 zoned RA-2, located on 3200 DON QUIXOTE DR NW (G-12) APPROVED WITH CONDITIONS |
| 18. | 14ZHE-80030 | Project#
1009966 | JAMES BROWN (DEVIN CANNADY, AGENT) request(s) a special exception to Section 14-16-2-19-(B) and 14-16-2-20(A)(14): a CONDITIONAL USE to allow an existing storage yard for all or a portion of Lot(s) 13-21, Block(s) 8, N ABQ ACRES TR A UNIT B zoned SU-2 IP or SU-2 C, located on 9100 PAN AMERICAN FREEWAY NE (B-18) APPROVED |

19. **14ZHE-80028** **Project#** **RED SHAMROCK 10 LLC (GORDON L. SKARSGARD, AGENT)**
 1009964 request(s) a special exception to Section 14-16-2-16(B)(6): a CONDITIONAL
USE to allow a proposed drive up service window for all or a portion of Lot(s)
9A-1 AND 9B-1, Block(s) A, KIRTLAND ADDN UNIT 2 zoned C-1, located
on **1600 GIBSON BLVD SE (M-15)** **APPROVED WITH CONDITIONS**
20. **14ZHE-80029** **Project#** **RED SHAMROCK 10 LLC (GORDON L. SKARSGARD, AGENT)**
 1009965 request(s) a special exception to Section 14-16-2-16(B)(6): a CONDITIONAL
USE to allow a proposed drive up service window for all or a portion of Lot(s)
9A-1 AND 9B-1, Block(s) A, KIRTLAND ADDN UNIT 2 zoned C-1, located
on **1600 GIBSON BLVD SE (M-15)** **APPROVED WITH CONDITIONS**