



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

TUESDAY, April 18, 2017 9:00 A.M.

**IF YOU ARE AGENDA ITEMS #1 THRU #20
PLEASE COME TO THE HEARING AT 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

*Christopher Graeser, Esq., Zoning Hearing Examiner
Lorena Patten-Quintana, ZHE Planner
Angel Vallejos, ZHE Administrative Assistant*

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

**PLEASE ADDRESS ALL CORRESPONDENCE TO:
*Christopher Graeser, Esq., Zoning Hearing Examiner
Planning Department
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 Planning Information at (505) 924-3860.*

INTERPRETER REQUIRED:

- | | | | |
|----|-------------------------|-------------------------|---|
| 1. | *IR* 17ZHE-80035 | Project# 1011151 | DANIEL REYES requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 3 ft to allow a 6 ft wall in the front yard setback for all or a portion of Lot 19A, Block 21, East Central Business Addn zoned R-1, located on 353 MAXINE ST NE (K-21) APPROVED WITH CONDITIONS |
|----|-------------------------|-------------------------|---|

OLD BUSINESS:

- | | | | |
|----|--------------------|-------------------------|--|
| 2. | 17ZHE-80020 | Project# 1011125 | WESLEY MAXWELL requests a special exception to Section 14-16-2-6(B)(14) : a CONDITIONAL USE to allow a 5 ft wall in the front yard setback for all or a portion of Lot 4, Block 1, B&R Addn zoned R-1, located on 711 CHARLESTON ST NE (K-19) APPROVED |
|----|--------------------|-------------------------|--|

3. **17ZHE-80006** **Project# 1011109** **SOUTHWEST CONVENIENCE STORES, LLC (JOSHUA SKARSGARD-RETAIL S.W., AGENT)** requests a special exception to Section 14-16-2-17(B)(18) : a **CONDITIONAL USE** to allow the retail sale of alcoholic drink for consumption off premise within 500 feet of a residential zone for all or a portion of Lot 32A1A, Block 32, Heights Reservoir Addn zoned C-2, located on **4510 LOMAS BLVD NE 87110 (K-17) DEFERRED TO MAY 16, 2017**

NEW BUSINESS:

4. **17ZHE-80033** **Project# 1011146** **JUAN GABRIEL MEDRANO** requests a special exception to Section 14-16-2-6(B)(3) : a **CONDITIONAL USE** for a carport in the required front yard setback for all or a portion of Lot 14, Block 4, Crestview Heights Unit 1 zoned R-1, located on **12452 MORROW AV NE (J-22) APPROVED**
5. **17ZHE-80034** **Project# 1011150** **BARBARA NEWMAN** requests a special exception to Section 14-16-2-23(A) and NW Mesa Escarpment Plan Pg. 54 9-3 : a **VARIANCE** of 2 ft to the allowed 6 ft wall height for all or a portion of Lot 6, Block 1, Unser Cliffs zoned R-1, located on **6619 RIM ROCK CIR NW (D-10) APPROVED**
6. **17ZHE-80036** **Project# 1011154** **RUBY MORA (CARE MORE CONSTRUCTION, AGENT)** requests a special exception to Section 14-16-2-6(B)(12) : a **CONDITIONAL use** to allow a shade structure in the rear yard setback for all or a portion of Lot 16, Block 1, Tijeras Park Addn zoned R-1, located on **809 ORTIZ DR NE (K-18) APPROVED**
7. **17ZHE-80037** **Project# 1011156** **DEBRA COX** requests a special exception to Section 14-16-2-6(E)(4)(a) : a **VARIANCE** of 3 ft to the required 5 ft side yard setback to allow an existing addition for all or a portion of Lot 8, Block 10, Hoffmantown Addn zoned R-1, located on **2911 ALTEZ ST NE (H-20) DEFERRED TO MAY 16, 2017**
8. **17ZHE-80038** **Project# 1011157** **VERNA CHANDLER (FRANK SPANGLER, AGENT)** requests a special exception to Section 14-16-2-6(E)(4)(a) : a **VARIANCE** of 2 ft to the required 5 ft side yard setback for all or a portion of Lot 14, McDonalds Acres zoned R-1, located on **3108 11TH ST NW (H-14) APPROVED**
9. **17ZHE-80039** **Project# 1011158** **CARL J UNIS (LARRY OHNLEITER, AGENT)** requests a special exception to Section 14-16-2-6(E)(3)(a) and 14-16-3-3(A)(3)(b) : a **VARIANCE** of 6 feet 3 inches to allow for an addition to the corner side yard setback for all or a portion of Lot 1, Block 11, Kiva Addn zoned R-1, located on **6001 ARVILLA AVE NE (G-18) APPROVED**
10. **17ZHE-80040** **Project# 1011159** **LAP DOG, LLC (JACQUELINE FISHMAN, AICP, AGENT)** requests a special exception to Section 14-16-2-16(B)(10) : a **CONDITIONAL USE** to allow for a Kennel in a C-1 zone for all or a portion of Lot Q1, Town of Atrisco Grant zoned C-1, located on **5701 REDLANDS RD NW (G-11) APPROVED WITH CONDITIONS**
11. **17ZHE-80041** **Project# 1011161** **APRIL ADAMS / LAURA ALLMAN** requests a special exception to Section 14-16-2-16(B)(10) : **CONDITIONAL USE** to allow for a Kennel in a C-1 zone for all or a portion of Lot A, Audio Clinic Inc & International Development zoned C-1, located on **1616 EUBANK BLVD NE (J-21) WITHDRAWN**
12. **17ZHE-80042** **Project# 1011161** **APRIL ADAMS / LAURA ALLMAN** requests a special exception to Section 14-16-2-16(B)(13)(a) : a **CONDITIONAL USE** to allow for outdoor space for supervised potty breaks for all or a portion of Lot A, Audio Clinic Inc & International Development zoned C-1, located on **1616 EUBANK BLVD NE (J-21) WITHDRAWN**
13. **17ZHE-80043** **Project# 1011162** **STEPHEN SNIDER** requests a special exception to Section 14-16-2-5(E) and 14-16-2-6(E)(3)(a) : a **VARIANCE** of 10 ft to the required 20 ft of the corner side yard setback for all or a portion of Lot 9 - P1, Las Acequias zoned RA-2, located on **2401 KESTREL CT NW (G-12) WITHDRAWN**

14. **17ZHE-80044** **Project# 1011163** **CHURCHILL PROPERTY LLC (MARK RHODES, AGENT)** requests a special exception to Section 14-16-2-18(B)(1) and 14-16-2-17(B)(18) : a **CONDITIONAL USE** to allow for the sale of package liquor within 500 feet of a residential zone for all or a portion of Lot 87, Rio Grande Heights zoned C-3, located on **514 OLD COORS DR SW (K-11) APPROVED**
15. **17ZHE-80046** **Project# 1011165** **GEORGE DAVIS (VINCENT LAVOLPA, AGENT)** requests a special exception to Pg 99 Nob Hill SDP and 14-16-2-13(A)(4)(b)(6) and 14-16-2-13(A)(4)(c)(4) : A **CONDITIONAL USE** to allow uses in the RC zone for an espresso bar and yoga for all or a portion of Lot 4, Block 5, Monte Vista Addn zoned OR-1, located on **3612 CAMPUS BLVD NE (K-16) APPROVED**
16. **17ZHE-80047** **Project# 1011166** **GREGG MCMANN (MICHAEL CARLISLE, AGENT)** requests a special exception to 14-16-2-11(D)(1) : a **VARIANCE** of 10 ft to the required 60 ft lot width for all or a portion of Lot 19, Block 3, Brooms Subd, zoned R-2, located on **610 JEFFERSON ST NE (J-17) APPROVED**
17. **17ZHE-80048** **Project# 1011167** **JIM MANNING (JAMES L JERGER, AGENT)** requests a special exception to Nob Hill SDP Pg 107 and 14-16-2-6(E)(1) : a **VARIANCE** of 4 ft to the required 20 ft front yard setback for all or a portion of Lot 11, Block 40, Monte Vista Addn zoned SFHD, located on **601 AMHERST DR NE (K-16) DEFERRED TO MAY 16, 2017**
18. **17ZHE-80049** **Project# 1011168** **OLIVIA A RODRIQUEZ** requests a special exception to Section 14-16-2-6(E)(1) and Pg 45 of the South Broadway SDP SU-2 MR : a **VARIANCE** of 10 ft to the required 20 ft front yard setback for all or a portion of Lot 1, Block 9, Eastern Addn First Extension zoned SU-2 MR, located on **614 KATHRYN AVE SE (L-14) DEFERRED TO MAY 16, 2017**
19. **17ZHE-80050** **Project# 1011168** **OLIVIA A RODRIQUEZ** requests a special exception to Section 14-16-2-6(E)(5)(a) and Pg 45 of the South Broadway SDP SU-2 MR : a **VARIANCE** of 10 ft to the required 15 ft rear yard setback for all or a portion of Lot 1, Block 9, Eastern Addn First Extension zoned SU-2 MR, located on **614 KATHRYN AVE SE (L-14) DEFERRED TO MAY 16, 2017**
20. **17ZHE-80051** **Project# 1011169** **RICHARD CORDOVA** requests a special exception to Section 14-16-2-6(B)(1) : a **CONDITIONAL USE** to allow for accessory living quarters for all or a portion of Lot 24, Block 5, Country Club Addn zoned R-1, located on **1630 ROMA AV NE (K-15) DEFERRED TO MAY 16, 2017**