



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

December 19, 2017 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
Suzie Sanchez, 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.*

OLD BUSINESS:

- | | | | |
|----|--------------------|-----------------------------|---|
| 1. | 17ZHE-80242 | Project#
1011407 | COREY POWELL requests a special exception to Section 14-16-3-19(A)(2)(a) : A VARIANCE of 3 ft to the maximum 3 ft height to allow a 6 ft wall in the front yard setback for all or a portion of Lot 22, McDonald Acres Unit 2 zoned R-1, located on 3122 12TH ST NW (H14) DEFERRED |
| 2. | 17ZHE-80247 | Project#
1011410 | RED SHAMROCK 4, LLC (JOSH SKARSGARD, AGENT) requests a special exception to Section 14-16-2-24(A) and University of Albuquerque SDP Section B-2 : a VARIANCE of 22 feet to the maximum 4 foot height to allow a 26 ft sign height within the boundaries of the University of Albuquerque SDP and the Coors Corridor Plan for all or a portion of Lot 6, Coors Pavilion zoned SU-3, located on 4001 COORS BLVD NW (G-11) DEFERRED |
| 3. | 17ZHE-80249 | Project#
1011410 | RED SHAMROCK 4, LLC (JOSH SKARSGARD, AGENT) requests a special exception to Section 14-16-2-24(A) and University of Albuquerque SDP Section B-2 and the Coors Corridor Plan page 113 : a VARIANCE of 109 sf to the maximum allowable sign area of 24 sf (University of Albuquerque SDP) and a VARIANCE of 58 sf to the maximum allowable sign area of 75 sf (Coors Corridor Plan) to allow a 133 sf sign face for a free standing sign for all or a Lot 6, Coors Pavilion zoned SU-3, located on 4001 COORS BLVD NW (G-11) DEFERRED |

4. **17ZHE-80250** **Project#** **FELIPE A MEDRANO** requests a special exception to Section 14-16-2-8(B)(1) and 14-16-3-19(A)(2)(a) : a VARIANCE of 3 ft to the 3 ft max height to allow a proposed 6 ft wall in the front setback area for all or a portion of Lot 5, Block B, Sunrise Estates Unit 2 zoned R-LT, located on **1407 SUMMERFIELD PL SW (M-10) APPROVED**
1011411
5. **17ZHE-80251** **Project#** **FELIPE A MEDRANO** requests a special exception to Section 14-16-2-8(B)(1) and 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a proposed carport in the required front yard setback for all or a portion of Lot 5, Block B, Sunrise Estates Unit 2 zoned R-LT, located on **1407 SUMMERFIELD PL SW (M-10) APPROVED**
1011411
6. **17ZHE-80252** **Project#** **FELIPE A MEDRANO** requests a special exception to Section 14-16-2-8(B)(1) and 14-16-2-6(B)(12) : a CONDITIONAL USE to allow a proposed shade structure in the required rear yard setback for all or a portion of Lot 5, Block B, Sunrise Estates Unit 2 zoned R-LT, located on **1407 SUMMERFIELD PL SW (M-10) APPROVED**
1011411

NEW BUSINESS:

7. **17ZHE-80253** **Project#** **EGLYS A RIVERO** requests a special exception to Section 14-16-2-6(B)(5) : CONDITIONAL USE to allow a family daycare home for all or a portion of Lot 12, Block 5A, Santilla Place zoned R-1, located on **201 CARDENAS DR NE (K-18) APPROVED**
1011414
8. **17ZHE-80254** **Project#** **ARNOLDO HERNANDEZ** requests a special exception to Section 14-16-3-19(A)(3)(a) : a VARIANCE of 3 ft to the maximum 3 ft height to allow a 6 ft fence/wall within 5 ft of the public right-of-way for all or a portion of Lot 205B4, MRGCD Map 37 zoned SU-2 C-3, located on **415 LOMAS BLVD NE (J-14) DEFERRED**
1011415
9. **17ZHE-80255** **Project#** **CHARLES BUCKLAND** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a carport in the side yard setback for all or a portion of Lot 2, Block 54, PARKLAND HILL ADDN zoned R-1, located on **706 QUINCY ST SE (L-17) APPROVED**
1011416
10. **17ZHE-80256** **Project#** **DR. SHARON BATY** requests a special exception to Section 14-16-2-6(B)(7) : a CONDITIONAL USE to allow health care as a home occupation for all or a portion of Lot 5, Block 8, Zuni Addn zoned R-1, located on **7312 ARVADA AVE NE (H-19) APPROVED**
1011418
11. **17ZHE-80257** **Project#** **GERI E. FRIED** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a proposed carport in the required front yard setback for all or a portion of Lot 12, Block 50, Snow Heights Addn zoned R-1, located on **2701 CHRISTINE ST NE (H-21) APPROVED**
1011421
12. **17ZHE-80258** **Project#** **ADRIAN Z QUINTANA** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 3ft to the max 3ft wall height to allow an existing 6ft wall in the required front yard setback for all or a portion of Lot 23, REGINA ADDN zoned R-1, located on **627 47TH ST NW (J-12) APPROVED**
1011423
13. **17ZHE-80259** **Project#** **PAUL PADILLA** requests a special exception to Section 14-16-2-6(B)(1) : a CONDITIONAL use to allow an accessory living quarters for all or a portion of Lot 36, Regina Addn zoned R-1, located on **501 49TH ST NW (J-11) DENIED**
1011425
14. **17ZHE-80260** **Project#** **HOPE CHRISTIAN SCHOOL (THE DESIGN GROUP, AGENT)** requests a special exception to Section 14-16-3-19(A)(3)(a) : a VARIANCE of 5 ft to the required 5 ft setback to allow a wall over 3 ft high for all or a portion of Lot A, Block 11, N ABQ ACRES TRACT A UNIT A zoned SU-1, located on **8001 LOUISIANA BLVD NE (D-18) APPROVED**
1011429

15. **17ZHE-80261** **Project# 1011430** **GREATER ALBUQUERQUE HOUSING PARTNERSHIP (THE DESIGN GROUP, AGENT)** requests a special exception to Section 14-16-2-11(E)(3)(a) : a VARIANCE of 1ft to the 10ft corner side yard setback for all or a portion of Lot 12-A, Block 15, Emil Mann Addn zoned R-2, located on **544 SAN PABLO ST SE (L-19) APPROVED**
16. **17ZHE-80262** **Project# 1011431** **GREATER ALBUQUERQUE HOUSING PARTNERSHIP (THE DESIGN GROUP, AGENT)** requests a special exception to Section 14-16-2-11(E)(3)(a) : a VARIANCE of 1ft to the 10ft corner side yard setback for all or a portion of Lot 12A, Block 16, Emil Mann Addn zoned R-2, located on **448 GROVE ST SE (L-19) APPROVED**
17. **17ZHE-80263** **Project# 1011432** **DONALD WILLIS (DREAMSTYLE REMODELING, AGENT)** requests a special exception to Section 14-16-2-23(A) Volcano Trails Pg 32 and 14-16-2-14(E) & 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 14, Tierra Vista Unit 3 @ the Trails zoned VTRD, located on **6800 TEMPE AVE NW (C-9) APPROVED**
18. **17ZHE-80264** **Project# 1011433** **ERNEST AND ROMONA GONZALES** requests a special exception to Section 14-16-2-6(B)(14)(a)(2) : a CONDITIONAL use to allow a 4 ft fence in the front yard setback for all or a portion of Lot 12, Block 6, Glenway Park Addition zoned R-1, located on **1712 TOWNER AVE NW (H-13) APPROVED**
19. **17ZHE-80265** **Project# 1011437** **THAKUR ENTERPRISES, LLC (Project# 1011437, AGENT)** requests a special exception to Section 14-16-2-20(B)(5) : a CONDITIONAL use to allow the sale of alcoholic drink for consumption off premise for all or a portion of UNPLATTED/STANDARD TRUCK PLAZA INC zoned M-1, located on **1901 MENAUL BLVD NE (H-15) WITHDRAWN**
20. **17ZHE-80266** **Project# 1011438** **AIPAT, LLC (THOMAS BRIONES OR CHRISTOPHER JARAMILLO, AGENT)** requests a special exception to Section 14-16-3-19(A)(3)(a) : a VARIANCE of 3 feet to the 3 foot maximum fence height within 5 feet of the public right of way for all or a portion of Lot A-2, ABQ Kasserman addn zoned P, located on **4057 MONTGOMERY BLVD NE (F-17) DEFERRED**
21. **17ZHE-80267** **Project# 1011439** **KULMEE KAUR (PAUL KENDERDINE, AGENT)** requests a special exception to Section 14-16-2-6(B)(11) : a CONDITIONAL use to allow a second kitchen within a house for all or a portion of Lot 20-21, Block 26, Monterey Hills Addn NO 2 zoned R-1, located on **3009 SAN JOAQUIN AV SE (L-16) APPROVED**
22. **17ZHE-80268** **Project# 1011440** **CAMEL ROCK DEVELOPMENT LLC & SKARSGARD GORDON & PATIENCE PYE (TIERRA WEST, LLC, AGENT)** requests a special exception to Section 14-16-2-23(A) / pg 27 (a)(2) North I-25 SDP and 14-16-2-16(B)(7): a CONDITIONAL USE to allow dwelling units in an SU-2 RC zone on a proposed new lot for all or a portion of Lot 28,29,30,5A, Block 11, Tract(s) A, North Albuquerque Acres zoned SU-2 C-1 or SU-2 RC, located on **6451 PALOMAS AVE NE (D-18) DEFERRED**
23. **17ZHE-80269** **Project# 1011440** **CAMEL ROCK DEVELOPMENT LLC & SKARSGARD GORDON & PATIENCE PYE (TIERRA WEST, LLC, AGENT)** requests a special exception to Section 14-16-2-23(A) / pg 28 (c) North I-25 SDP and 14-16-3-1(A)(24): a VARIANCE of 80 to the required 300 off street parking spaces required to allow a proposed new building for all or a portion of Lot 28,29,30,5A, Block 11, Tract(s) A, North Albuquerque Acres zoned SU-2 C-1 or SU-2 RC, located on **6451 PALOMAS AVE NE (D-18) DEFERRED**
24. **17ZHE-80270** **Project# 1011441** **JIM W. SHULL JR & CHRISTEN SHULL (WOOTEN ENGINEERING, AGENT)** requests a special exception to Section 14-16-3-2(A)(1) : a VARIANCE to the duly approved site plan of 9 feet to the 54 foot setback from Bosque Plaza Lane for all or a portion of Lot 7-A, Bosque Plaza zoned C-1 (SC), located on **6380 COORS BLVD NW (E-12) APPROVED**

25. **17ZHE-80271** **Project#** **JIM W. SHULL JR & CHRISTEN SHULL (WOOTEN ENGINEERING,**
1011441 **AGENT)** requests a special exception to Section 14-16-3-2(A)(1) : a
VARIANCE to the duly approved site plan of 5 feet to the required 0-5 foot
minimum for internal lot lines for all or a portion of Lot 7-A, Bosque Plaza
zoned C-1 (SC), located on **6380 COORS BLVD NW** (E-12) **APPROVED**