



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, January 17, 2017 9:00 A.M.

IF YOU ARE AGENDA ITEMS #1 THRU #17
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:

OLD BUSINESS:

- | | | | |
|----|--------------------|-----------------------------------|--|
| 1. | 16ZHE-80273 | Project#
1011019 | REGIONS BEYOND INC (DAC ENTERPRISES INC, AGENT) requests a special exception to Section 14-16-2-23(A) and 14-16-2-17(A)13 and pg 73 BARELAS SDP : a CONDITIONAL USE to allow for an events center in an SU-2 NCR zone for all or a portion of Lot A, Atlantic & Pacific Addn zoned SU-2 NCR, located on 907 4TH ST SW (K-14) |
| 2. | 16ZHE-80247 | Project#
1010991 | RICHARD QUANZ DBA QUANZ AUTO CARE (DAC ENTERPRISES INC, AGENT) requests a special exception to Section 14-16-2-22(F), 14-16-2-23(A) and Pg 3 Coors Corridor Plan : a VARIANCE of 17 ft to the 9 ft in height to allow a proposed new freestanding sign for all or a portion of Lot G, Block D, Rancho Sereno Unit 3 zoned SU-1 PDA to include C-3 uses, located on 9111 EAGLE RANCH RD NW (C-12) |

3. **16ZHE-80320** **Project#** **RICHARD QUANZ DBA QUANZ AUTO CARE (DAC ENTERPRISES INC, AGENT))** requests a special exception to Section 14-16-2-22(F), 14-16-2-23(A) and Pg 113 Coors Corridor Plan : a VARIANCE of 150 sq ft to the 75 sq ft in size to allow a proposed new freestanding sign for all or a portion of Lot G, Block D, Rancho Sereno Unit 3 zoned SU-1 PDA to include C-3 uses, located on **9111 EAGLE RANCH RD NW (C-12)**
4. **16ZHE-80321** **Project#** **RICHARD QUANZ DBA QUANZ AUTO CARE (DAC ENTERPRISES INC, AGENT)** requests a special exception to Section 14-16-3-5(C)(2)(d) : a VARIANCE of 373 ft to the 660 ft required to allow a proposed electronic freestanding sign within the Coors Corridor Plan for all or a portion of Lot G, Block D, Rancho Sereno Unit 3 zoned SU-1 PDA to include C-3 uses, located on **9111 EAGLE RANCH RD NW (C-12)**

NEW BUSINESS:

5. **16ZHE-80316** **Project#** **JAMES BURKE** requests a special exception to Section 14-16-2-6(B)(11) : a CONDITIONAL use to allow a second kitchen in a dwelling for all or a portion of Lot 16, Block 27, Monterey Hills Addn No 2 zoned R-1, located on **3000 SAN JOAQUIN AV SE (L-16)**
6. **16ZHE-80317** **Project#** **JOHANNA CASTILLO (ROBERT HERRERA, AGENT)** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 5 ft to the max 3 ft height to allow a proposed new wall for all or a portion of Lot 16, Block 1, Roehls Garden zoned R-2, located on **1908 OLD TOWN RD NW (J-13)**
7. **16ZHE-80322** **Project#** **ALBUQUERQUE DISTILLING, LLC** requests a special exception to Section 14-16-2-23(A) and pg 96 NOB HILL SDP / 14-16-2-17(B)(18) : a CONDITIONAL USE to allow retail sale of alcoholic drink for consumption off premises in a CCR-3 zone for all or a portion of Lot 27-35, Block 39, Valle View Addn zoned CCR-3, located on **5001 CENTRAL AV NE (K-17)**
8. **16ZHE-80323** **Project#** **ALBUQUERQUE DISTILLING, LLC** requests a special exception to Section 14-16-2-23(A) and pg 96 NOB HILL SDP / 14-16-2-17(B)(19) : a CONDITIONAL USE to allow a retail business in which products may be manufactured, compounded, processed or treated in a CCR-3 zone for all or a portion of Lot 27-35, Block 39, Valle View Addn zoned CCR-3, located on **5001 CENTRAL AV NE (K-17)**
9. **16ZHE-80324** **Project#** **JOSEPH CESARANO (DAVID MIERTSCHIN, AGENT)** requests a special exception to Section 14-16-2-14(E)(1) and 14-16-2-6(B)(12) : a CONDITIONAL USE to allow for a shade structure in the rear yard setback for all or a portion of Lot 17, Block 14, Academy Place Unit 5 zoned R-D, located on **11021 KIELICH AV NE (E-21)**
10. **16ZHE-80325** **Project#** **TANIA KRAAI (MODULUS DESIGN, AGENT)** requests a special exception to Section 14-16-2-23(A) and 14-16-2-6(E)(4)(a) : a VARIANCE of 2 ft 3 in to the required 5 ft side yard setback for all or a portion of Lot B, Block 10, Perea Addn Replat zoned SU-2 DNA SF, located on **320 13TH ST NW (J-13)**
11. **16ZHE-80326** **Project#** **SOREN PETERS (TIM MCGIVERN, AGENT)** requests a special exception to Section 14-16-3-19(A)(3)(b) : a CONDITIONAL USE to allow a proposed 12 ft wall in a C-2 zone which abuts a residential zone for all or a portion of Lot US POST OFFICE, Coda Development zoned C-2, located on **9904 MONTGOMERY BLVD NE (G-21)**
12. **16ZHE-80327** **Project#** **ROSE CUNNINGHAM** requests a special exception to Section 14-16-3-19(A)(1)(c) : a VARIANCE of 3 ft to the required 3 ft to allow for an existing 6 ft fence in the required front yard setback for all or a portion of Lot 1, Block 14A, Santilla Place zoned R-1, located on **340 CARDENAS DR NE (K-18)**

13. **16ZHE-80328** **Project#** **CITY OF ALBUQUERQUE/JESS R MARTINEZ (TINA M REAMES, AGENT)** requests a special exception to Section 14-16-2-6(B)(10) : a **CONDITIONAL USE** to allow a community center in an R-1 zone for all or a portion of Lot A, Singing Arrow Park zoned R-1, located on **13001 SINGING ARROW AV SE (L-22)**
14. **16ZHE-80329** **Project#** **LEONOR DEL ROSARIO** requests a special exception to Section 14-16-2-6(B)(5) : a **CONDITIONAL USE** to allow for up to 12 children for a family daycare for all or a portion of Lot 13, Block 11, Del Norte zoned R-1, located on **634 ESPANOLA ST NE (K-19)**
15. **16ZHE-80330** **Project#** **TERRY WHITE (TROY WHITE, AGENT)** requests a special exception to Section 14-16-2-16(B)(13) : a **CONDITIONAL USE** to allow outdoor storage or activity in a C1 zone for all or a portion of Lot 22A-1, Block 109, Snow Heights Addn zoned C-1, located on **10600 MENAUL BLVD NE (H-21)**
16. **16ZHE-80331** **Project#** **DANIEL MCELWEE (CARL A GARCIA / NM ZONING CONSULTING, AGENT)** requests a special exception to Section 14-16-2-9(B) and 14-16-2-6(B)(14) : a **CONDITIONAL USE** to allow a proposed 5 ft wall in the required front yard setback for all or a portion of Lot 153, Prairie Ridge Unit 4 zoned R-T, located on **7621 SUNROSE DR NW (D-12)**
17. **16ZHE-80332** **Project#** **CHIPOTLE MEXICAN GRILL OF COLORADO, LLC (MARK RHODES, AGENT)** requests a special exception to Section 14-16-2-16(B)(13)(d) : a **CONDITIONAL USE** to allow outdoor restaurant seating in a C-1 zone for all or a portion of Lot 1, Coors Crossing zoned C-1, located on **3600 COORS BLVD NW, SUITE A-800 (G-11)**

OLD BUSINESS:

18. **16ZHE-80307** **Project#** **AMERCO REAL ESTATE COMPANY (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-17(A)(10)(d)(2) : a **VARIANCE** of 4 ft 6 in to the maximum 30 ft height to allow a proposed wall mounted sign for all or a portion of Lot 306A, Town of Atrisco Grant Unit 8 zoned SU-1 For Permissive C-2 Uses Excluding Residential Uses, located on **1801 ATRISCO DR NW (H-11)**
19. **16ZHE-80308** **Project#** **AMERCO REAL ESTATE COMPANY (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-17(A)(10)(d)(1) : a **VARIANCE** of 14 ft to the 26 ft max height allowed for a proposed free standing sign for all or a portion of Lot 306A, Town of Atrisco Grant Unit 8 zoned SU-1 For Permissive C-2 Uses Excluding Residential Uses, located on **1801 ATRISCO DR NW (H-11)**
20. **16ZHE-80310** **Project#** **AMERCO REAL ESTATE COMPANY (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg. 113 Coors Corridor SDP : a **VARIANCE** of 123 sq ft to the max 75 sq ft to allow a proposed free standing sign for all or a portion of Lot 306A, Town of Atrisco Grant Unit 8 zoned SU-1 For Permissive C-2 Uses Excluding Residential Uses, located on **1801 ATRISCO DR NW (H-11)**