



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

FRIDAY, March 17, 2017 9:00 A.M.

**IF YOU ARE AGENDA ITEMS #1 THRU #23
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.*

OLD BUSINESS:

- | | | | |
|----|--------------------|-----------------------------|--|
| 1. | 17ZHE-80001 | Project#
1011105 | MARK BAKER (CONSENSUS PLANNING, AGENT) requests a special exception to Section 14-16-2-17(B)(18) : a CONDITIONAL USE to allow the sale of alcoholic drink for consumption off premise for all or a portion of Lot 22,23, Block 32, Heights Reservoir Addn TR 32 zoned R-3, located on 529 ADAMS ST NE (K-17) APPROVED WIITH CONDITIONS |
| 2. | 17ZHE-80003 | Project#
1011106 | LUCIANO REYES requests a special exception to Section 14-16-3-19(A)(3)(a) : a VARIANCE of 3 ft to the required 3 ft fence height to allow for a proposed 6 ft fence in the required front yard setback for all or a portion of Lot 8-11, Block 24, Waggonman & Denison Addn zoned SU-2 C-2, located on 340 WYOMING BLVD NE (K-20) APPROVED WIITH CONDITIONS |

3. **17ZHE-80004** **Project#** **RASHPAL SANDHUONIT (THADDEUS LUCERO, AGENT)** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 3 ft to the 3 ft max height to allow a 6 ft wall in the front setback for all or a portion of Lot 16, Block 11, Rebonito zoned R-1, located on **13212 INDIAN SCHOOL RD NE (J-23) APPROVED WIITH CONDITIONS**
4. **17ZHE-80006** **Project#** **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 APRIL 18, 2017**

NEW BUSINESS:

5. **16ZHE-80230** **Project#** **THE Q TOWNHOUSES @ NOB HILL LLC (EDI ARCHITECTURE, AGENT)** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 2 ft to the allowed 3 ft wall height in the front yard setback for proposed new wall for all or a portion of Lot 18, Block 18, Heights Reservoir Addn TR-18 zoned R-3, located on **424 JEFFERSON ST NE (K-17) APPROVED WIITH CONDITIONS**
6. **17ZHE-80019** **Project#** **THE Q TOWNHOUSES @ NOB HILL,LLC (EDI ARCHITECTURE, AGENT)** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 2 ft to the allowed 3 ft wall height in the front yard setback for proposed new wall for all or a portion of Lot 18 SELY PORTION of,, Block 18, Heights Reservoir Addn TR-18 zoned R-3, located on **4805 MARQUETTE AV NE (K-17) APPROVED WIITH CONDITIONS**
7. **17ZHE-80016** **Project#** **JEFF TOMLINSON AND STEFANIE LUNA (SAM STERLING ARCHITECTURE , LLC, AGENT)** requests a special exception to Section 14-16-2-6(E)(5)(a) : a VARIANCE of 4 ft 1in to the required 15 ft rear yard setback for all or a portion of Lot 16, Block 2, Loma Vista Addn zoned R-1, located on **3320 WILWAY AV NE (J-16) APPROVED**
8. **17ZHE-80017** **Project#** **LISA COMFORT** requests a special exception to Section 14-16-2-6(B)(14)(a) : a CONDITIONAL USE to allow a 5 ft wall in the front setback area for all or a portion of Lot 10, Block 2, McDuffie Place Unit 1 zoned R-1, located on **804 CARLISLE BLVD NE (J-16) APPROVED**
9. **17ZHE-80020** **Project#** **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) DEFERRED TO APRIL 18, 2017**
10. **17ZHE-80021** **Project#** **DON N ARNWINE** requests a special exception to Section 14-16-3-3(B)(2)(e) : a VARIANCE of 9 ft to the 10 ft separation requirement for an existing accessory structure for all or a portion of Lot 5, Block 8, Heritage Hills Unit 1 zoned R-1, located on **8506 CAPULIN RD NE (D-20) DENIED**
11. **17ZHE-80022** **Project#** **LORRAINE OLSON (MICHAEL ROTHMAN, AGENT)** requests a special exception to Section 14-16-3-19(A)(2)(b) : a CONDITIONAL USE to allow a proposed 6 ft wall in the corner side yard for all or a portion of Lot 10, Crawfords Addn zoned R-2, located on **2618 LOS TOMASES DR NW (H-14) APPROVED**
12. **17ZHE-80023** **Project#** **MILLER FAMILY REAL ESTATE (DAC ENTERPRISES, INC, AGENT)** requests a special exception to Section 14-16-2-23(A) and Pg 38(e)(5) North I-25 SDP : a VARIANCE of 18 in to the height and width letter size to allow 3 new wall signs for all or a portion of Lot A1A, Americian Toyota zoned SU-2 SU-1 Auto Sales Serv Rep or SU-2 RC, located on **5995 ALAMEDA BLVD NE (C-18) APPROVED**

13. **17ZHE-80024** **Project#** **MILLER FAMILY REAL ESTATE (DAC ENTERPRISES, INC, AGENT)**
1011132 requests a special exception to Section 14-16-2-23(A) and Pg 38(e)(7) North
I-25 SDP : a VARIANCE of 20 sq ft to the 8 sq ft max to allow a new logo
sign for all or a portion of Lot A1A, Americian Toyota zoned SU-2 SU-1
Auto Sales Serv Rep or SU-2 RC, located on **5995 ALAMEDA BLVD NE (C-**
18) APPROVED

14. **17ZHE-80025** **Project#** **THOMAS GONZALES** requests a special exception to Section 14-16-3-
1011133 3(B)(2)(e) : a VARIANCE request of 9 ft to the required 10 ft separation for
an existing accessory structure from a dwelling for all or a portion of Lot 20,
Block 5, Bellamah-Dale Addn zoned R-1, located on **5720 ASPEN AV NE**
(J-18) APPROVED

15. **17ZHE-80026** **Project#** **WILLIAM RAY CRAVEY** requests a special exception to Section 14-16-3-1
1011134 : a VARIANCE for a parking space reduction of 3 spaces to the required 13
spaces for all or a portion of Lot 40, Alameda Business Park zoned SU-2
IP-EP OR SU-2 C, located on **8504 CALLE ALAMEDA NE (C-16)**
APPROVED

16. **17ZHE-80028** **Project#** **SCOTT KNOWLES (YOLANDA MONTOYA, AGENT)** requests a special
1011136 exception to Section 14-16-2-6(E)(1) : a VARIANCE of 12 feet 6 1/2 in to the
required 20 ft front yard setback area for all or a portion of Lot 11, Block 25,
Huning Castle Addn zoned R-1, located on **1521 KIT CARSON AV SW (K-**
13) DENIED

17. **17ZHE-80029** **Project#** **SCOTT KNOWLES (YOLANDA MONTOYA, AGENT)** requests a special
1011136 exception to Section 14-16-2-6(E)(5)(a) : a VARIANCE of 7 ft 5 1/2 in to the
required 15 ft rear yard setback area for all or a portion of Lot 11, Block 25,
Huning Castle Addn zoned R-1, located on **1521 KIT CARSON AV SW (K-**
13) DENIED

18. **17ZHE-80032** **Project#** **SCOTT KNOWLES (YOLANDA MONTOYA, AGENT)** requests a special
1011136 exception to Section 14-16-2-6(E)(3)(b) : a VARIANCE of 10 ft to the
required 10 ft street side yard setback area on a corner lot for all or a portion
of Lot 11, Block 25, Huning Castle Addn zoned R-1, located on **1521 KIT**
CARSON AV SW (K-13) DENIED

19. **17ZHE-80030** **Project#** **B ALICIA KYNARD (STEFAN HUNTER ROYAL RESTORATION, AGENT)**
1011137 requests a special exception to Section 14-16-2-6(B)(12) : a CONDITIONAL
USE to allow an existing attached shade structure in the required rear yard
setback for all or a portion of Lot 53-P1, Vista Del Parque zoned R-T,
located on **10720 DEL SOL PARK DR NW (A-3) APPROVED**

20. **17ZHE-80031** **Project#** **JEFF ROBB** requests a special exception to Section 14-16-2-18(B)(7) and
1011138 14-16-2-20(A)(8) : a CONDITIONAL USE to allow for Manufacturing as listed
in the M-1 zone for all or a portion of Lot 56A, Block 56A, Skyline Heights
zoned C-3, located on **600 MOON ST SE (L-20) APPROVED WITH**
CONDITIONS

21. **17ZHE-80007** **Project#** **CITY OF ALBUQUERQUE** requests a special exception to Section 14-16-2-
1011112 23(A) and 14-16-3-1(A) : a VARIANCE of 43 off street parking spaces to the
required 81 to allow a proposed new mixed use development for all or a
portion of Lot 1A, 5A, 9A, Block N, Atlantic & Pacific Addn zoned SU-2
NCR, located on **507 4TH ST SW (K-14) APPROVED**

22. **17ZHE-80010** **Project#** **CITY OF ALBUQUERQUE** requests a special exception to Section 14-16-2-
1011113 23(A) and 14-16-3-1(A) : a VARIANCE of 43 off street parking spaces to the
required 81 to allow a proposed new mixed use development for all or a
portion of Lot 1A, 5A, 9A, Block N, Atlantic & Pacific Addn zoned SU-2
NCR, located on **501 4TH ST SW (K-14) APPROVED**

23. **17ZHE-80013** **Project#** **CITY OF ALBUQUERQUE** requests a special exception to Section 14-16-2-
1011114 23(A) and 14-16-3-1(A) : a VARIANCE of 43 off street parking spaces to the
required 81 to allow a proposed new mixed use development for all or a
portion of Lot 1A, 5A, 9A, Block N, Atlantic & Pacific Addn zoned SU-2
NCR, located on **416 COAL AV SW (K-14) APPROVED**

