



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, January 16, 2018 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:

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|----|--------------------|-----------------------------|--|
| 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) |
| 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) |
| 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) |

4. **17ZHE-80254** **Project# 1011415** **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)
5. **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)
6. **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 AV NE** (D-18)
7. **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 AV NE** (D-18)

NEW BUSINESS:

8. **17ZHE-80272** **Project# 1011442** **DR. SUZANNE LOPEZ (Project# 1011442, AGENT)** requests a special exception to Section 14-16-3-3(B)(2)(e) : a VARIANCE of 3ft 7in to the required 10ft separation between a dwelling and an accessory structure for all or a portion of Lot 1, Block 15, Academy Estates Unit 4 zoned R-1, located on **9100 LUNA DEL ORO RD NE** (F-20)
9. **17ZHE-80273** **Project# 1011447** **JOSE CARRILLO (Project# 1011447, AGENT)** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL use to allow a carport in the front yard setback for all or a portion of Lot 13-14A, Block 2, Mayflower Heights zoned R-1, located on **125 55TH ST SW** (K-11)
10. **17ZHE-80274** **Project# 1011449** **ROBERT HABIGER & LYNN ELLEN DOXON (Project# 1011449, AGENT)** 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 18A, Block 1, White Oak Addition zoned R-1, located on **2101 VALENCIA DR NE** (J-18)
11. **17ZHE-80275** **Project# 1011450** **VICTORIA E. MARTIN (Project# 1011450, AGENT)** requests a special exception to Section 14-16-2-18(B)(8) : a CONDITIONAL use to allow outdoor vehicle storage for all or a portion of Lot A1, Roadrunner Investors zoned C-3, located on **4901 MCLEOD RD NE** (F-17)
12. **17ZHE-80276** **Project# 1011452** **CHRISTOPHER LEACH (Project# 1011452, AGENT)** requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a proposed carport in the required front setback for all or a portion of Lot 11, Block 14, Miramontes Park Unit 1 Browns -- JE zoned R-1, located on **2625 CARDENAS DR NE** (H-18)
13. **17ZHE-80277** **Project# 1011453** **SUSAN PETRECCA (Project# 1011453, 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 16, Block 1, Montoya Addn zoned R-1, located on **2313 EDNA AV NW** (J-12)

14. **17ZHE-80278** **Project# 1011457** **MATHEW LEYVA (Project# 1011457, AGENT)** requests a special exception to Section 14-16-2-6(E)(1) : a VARIANCE request of 2 ft 11 inches to the required 5 ft side yard setback for all or a portion of Lot 10, Block 18, INEZ ADDN zoned R-1, located on **7711 EUCLID AVE NE** (H-19)

15. **17ZHE-80279** **Project# 1011458** **ARGUS JEFFERSON PARTNERS LLC (Project# 1011458, AGENT)** requests a special exception to Section 14-16-2-20(B)5 : CONDITIONAL USE to allow for Retail uses to include drive- thru for all or a portion of Lot 1, Independence Square zoned M-1, located on **6707 JEFFERSON ST NE** (E-17)

16. **17ZHE-80280** **Project# 1011458** **ARGUS JEFFERSON PARTNERS LLC (Project# 1011458, AGENT)** requests a special exception to Section 14-16-2-20(B)5 : CONDITIONAL USE to allow for Retail uses to include drive- thru for all or a portion of Lot 2, Independence Square zoned M-1, located on **6711 JEFFERSON ST NE** (E-17)

17. **17ZHE-80281** **Project# 1011461** **WYOMING PLACE ASSOCIATES LLC (Project# 1011461, AGENT)** requests a special exception to Section 14-16-3-10(G)(1) : a VARIANCE of 8 trees to the required 8 street trees as per the approved site plan, for all or a portion of Lot A3, Academy Estates Unit 2 zoned R-3, located on **5222 WYOMING BLVD NE** (F-20)

18. **17ZHE-80282** **Project# 1011471** **MCLEOD LLC (Project# 1011471, AGENT)** requests a special exception to Section 14-16-3-1(A) (27) : a VARIANCE of 31 parking spaces to the required 71 parking spaces for allowed retail use in an M-1 zone for all or a portion of Lot 1A, Penny - Norris Margaret zoned M-1, located on **4936 PAN AMERICAN EAST FRWY** (F-17)

19. **17ZHE-80283** **Project# 1011472** **CALVARY ALBUQUERQUE INC (Project# 1011472, AGENT)** requests a special exception to Section 14-16-2-17(B)(3) : CONDITIONAL USE to allow a church in a C-2 zone for all or a portion of Lot 5-A-1-A, Block 0000, Lands of Joel P Taylor zoned C-2 (SC), located on **6051 WINTER HAVEN RD NW** (E 12)

20. **17ZHE-80284** **Project# 1011473** **CORE CAPITAL FUNDING LLC (Project# 1011473, AGENT)** requests a special exception to Section 14-16-3-19(A)(3)(a) : a VARIANCE of 3 feet to the required 3 foot wall height within five feet of public street right-of-way for all or a portion of Lot 63A2A1B, MRGCD Map 31 zoned C-1, located on **1711 GRIEGOS RD NW** (F-13)