



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

TUESDAY, February 20, 2018 10:00 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.*

INTERPRETER REQUIRED:

- | | | |
|---------------------|------------------|---|
| 1. *IR* 18ZHE-80006 | Project# 1011494 | MARTIN MEDINA requests a special exception to Section 14-16-2-9(B) and 14-16-2-6(B)(14)(a): a CONDITIONAL USE to allow an existing 5 foot wall in the required front yard setback for all or a portion of Lot 1-P1, Block 21, El Rancho Grande 1 Unit 5A zoned R-T, located on 8500 BAY MARE AVE SW (M-9) APPROVAL WITH CONDITIONS |
|---------------------|------------------|---|

OLD BUSINESS:

- | | | |
|----------------|------------------|--|
| 2. 17ZHE-80283 | Project# 1011472 | CALVARY ALBUQUERQUE INC (DEVIN CANNADY, 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, Lands of Joel P Taylor zoned C-2 (SC), located on 6051 WINTER HAVEN RD NW (E 12) APPROVAL WITH CONDITIONS |
| 3. 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) APPROVAL WITH CONDITIONS |

4. **17ZHE-80249** **Project#** **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) APPROVAL WITH CONDITIONS**
5. **17ZHE-80272** **Project#** **DR. SUZANNE LOPEZ** 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) DENIED**
6. **17ZHE-80282** **Project#** **MCLEOD LLC (ANGELA WILLIAMSON, AGENT)** requests a special exception to Section 14-16-3-1(A) (27): a VARIANCE of 31 parking spaces to the required 271 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) WITHDRAWN**
7. **17ZHE-80284** **Project#** **CORE CAPITAL FUNDING LLC (VENUS SANFORD, 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) APPROVED**

NEW BUSINESS:

8. **17ZHE-80285** **Project#** **MARY BOLTON-KOPPENHAVER (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow a carport in the required front setback for all or a portion of Lot 2, Block 3, Broadmoor Addn zoned R-1, located on **332 SIERRA PL NE (K-17) WITHDRAWN**
9. **17ZHE-80286** **Project#** **MAGGIE SEELEY (GREG SUCHOCKI, AGENT)** requests a special exception to Section 14-16-2-6(B)(1): CONDITIONAL USE to allow for accessory living quarters in an R-1 zone for all or a portion of Lot 21, Block 52, University Heights zoned R-1, located on **407 AMHERST DR NE (K-16) DEFERRED**
10. **17ZHE-80287** **Project#** **SCHMIDT GERTRUDE ZACHARY TRUSTEE SCHMIDT TRUST (ED PASCHICH, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg. 92 (D)(1) / DNA: a VARIANCE of 272 square feet to the 5,000 required to allow 3 proposed new lots out of 4 existing lots for lot 18 and a portion of Lot 17 for all or a portion of lots 15,16,17,18, Block 41, Perea Addn zoned SU-2 DNA-SF, located on **723 14TH ST NW (J-13) APPROVED**
11. **17ZHE-80288** **Project#** **SCHMIDT GERTRUDE ZACHARY TRUSTEE SCHMIDT TRUST (ED PASCHICH, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg. 92 DNA (A)(1) / 14-16-2-6(D)(2)(a)(2): a VARIANCE of 17ft to the 50ft lot width to allow 3 proposed new lots out of 4 existing lots for lot 18 and a portion of Lot 17 for all or a portion of Lots 15,16,17,18, Block 41, Perea Addn zoned SU-2 DNA-SF, located on **723 14TH ST NW (J-13) APPROVED**
12. **18ZHE-80024** **Project#** **SCHMIDT GERTRUDE ZACHARY TRUSTEE SCHMIDT TRUST (ED PASCHICH, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg. 92 (D)(1) / DNA: a VARIANCE of 272 square feet to the 5,000 required to allow 3 proposed new lots out of 4 existing lots for a portion of lot 17 and a portion of lot 16 for all or a portion of Lots 15,16,17,18, Block 41, Perea Addn zoned SU-2 DNA-SF, located on **723 14TH ST NW (J-13) APPROVED**

13. **18ZHE-80025** **Project#** **SCHMIDT GERTRUDE ZACHARY TRUSTEE SCHMIDT TRUST (ED**
1011486 **PASCHICH, AGENT)** requests a special exception to Section 14-16-2-23(A)
and pg. 92 (D)(1) / DNA: a VARIANCE of 272 square feet to the 5,000
required to allow 3 proposed new lots out of 4 existing lots for a portion of lot
16 and lot 15 for all or a portion of Lots 15,16,17,18, Block 41, Perea Addn
zoned SU-2 DNA-SF, located on **723 14TH ST NW (J-13) APPROVED**
14. **18ZHE-80027** **Project#** **SCHMIDT GERTRUDE ZACHARY TRUSTEE SCHMIDT TRUST (ED**
1011486 **PASCHICH, AGENT)** requests a special exception to Section 14-16-2-23(A)
and pg. 92 DNA (A)(1) / 14-16-2-6(D)(2)(a)(2): a VARIANCE of 17ft to the
50ft lot width to allow 3 proposed new lots out of 4 existing lots for a portion
of lot 17 and a portion of lot 16 for all or a portion of Lots 15, 16, 17, 18,
Block 41, Perea Addn zoned SU-2 DNA-SF, located on **723 14TH ST NW (J-**
13) APPROVED
15. **18ZHE-80028** **Project#** **SCHMIDT GERTRUDE ZACHARY TRUSTEE SCHMIDT TRUST (ED**
1011486 **PASCHICH, AGENT)** requests a special exception to Section 14-16-2-23(A)
and pg. 92 DNA (A)(1) / 14-16-2-6(D)(2)(a)(2): a VARIANCE of 17ft to the
50ft lot width to allow 3 proposed new lots out of 4 existing lots for a portion
of lot 16 and lot 15 for all or a portion of Lots 15, 16, 17, 18, Block 41, Perea
Addn zoned SU-2 DNA-SF, located on **723 14TH ST NW (J-13) APPROVED**
16. **17ZHE-80289** **Project#** **NORA MONTANO** requests a special exception to Section 14-16-2-6(B)(1):
1011488 a CONDITIONAL USE to allow an accessory living quarters in an R-1 zone
for all or a portion of Lot 14, Block 6, High Range at Taylor Ranch 1 zoned
R-1, located on **5912 OPEN SKY DR NW (D-11) APPROVED**
17. **18ZHE-80001** **Project#** **BRET BLANCHARD (RBA ARCHITECTURE, AGENT)** requests a special
1011490 exception to Section 14-16-2-16(B)(6): a CONDITIONAL USE to allow a
drive up service window in a C-1 zone for all or a portion of Lot B GIBSON &
MILES AREA, WOODWARD -- HUGH B zoned C-1, located on **1400**
GIBSON BLVD SE (L15) APPROVAL WITH CONDITIONS
18. **18ZHE-80002** **Project#** **THAKUR ENTERPRISES, LLC (CONSENSUS PLANNING, AGENT)**
1011491 requests a special exception to Section 14-16-2-20(C)(1): a VARIANCE of 9
feet to the required 36 foot height to allow for a 45 foot high building in an M-
1 zone for all or a portion of Lot Unplatted, Unplatted / Standard Truck Plaza
zoned M-1, located on **1901 MENCIAL BLVD NE (H-15) APPROVED**
19. **18ZHE-80003** **Project#** **THAKUR ENTERPRISES, LLC (CONSENSUS PLANNING, AGENT)**
1011491 requests a special exception to Section 14-16-2-20(B)(5): CONDITIONAL
USE to allow for the retailing of self storage units in an M-1 zone for all or a
portion of Lot Unplatted, Unplatted / Standard Truck Plaza zoned M-1,
located on **1901 MENCIAL BLVD NE (H-15) APPROVED**
20. **18ZHE-80004** **Project#** **MARK AND CAROL LANGSFIELD (RBA ARCHITECTURE-RICK**
1011492 **BENNETT, AGENT)** requests a special exception to Section 14-16-2-
6(E)(1): a VARIANCE of 17 feet to the 20 foot front yard setback required for
all or a portion of Lot 5, Block 7, Sunset Terrace zoned R-1, located on **1029**
VASSAR DR NE (J-16) APPROVED
21. **18ZHE-80005** **Project#** **DOUG ADAMS (RBA ARCHITECTURE-RICK BENNETT, AGENT)**
1011493 requests a special exception to Section 14-16-2-20(B)(5): a CONDITIONAL
USE to allow retail to include drive-thru windows for on and off premises
food consumption for all or a portion of Lot 1-A, Block 48, SKYLINE
HEIGHTS zoned SU-2 / M-1, located on **401 EUBANK BLVD SE (L20)**
APPROVED
22. **18ZHE-80007** **Project#** **CANNADY SELF STORAGE SOLUTIONS LLC (CANNADY ARCHITECT**
1011495 **STUDIO, AGENT)** requests a special exception to Section 14-16-3-
9(A)(3)(a): a VARIANCE of 5ft to the allowable 3ft wall height within 5ft of a
public right of way for all or a portion of Lot B1, MARIPOSA SQUARE zoned
C-1, located on **99999 LADERA DR NW (H-10) APPROVAL WITH**
CONDITIONS

23. **18ZHE-80008** **Project#** **JOE TAPIA (RICHARD SCHALK, AIA, AGENT)** requests a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 6 feet 9 inches to the required 10 foot separation from an existing accessory structure to a dwelling for all or a portion of Lot 28, Block 25A, Elder Homestead Addn zoned R-3, located on **6404 EASTERN AVE SE (L-18) APPROVED**
1011496
24. **18ZHE-80009** **Project#** **JOE TAPIA (RICHARD SCHALK, AIA, AGENT)** requests a special exception to Section 14-16-3-10(E)(7)(b): a VARIANCE of 6 ft to the required 6 ft side landscape buffer required for all or a portion of Lot 28, Block 25A, Elder Homestead Addn zoned R-3, located on **6404 EASTERN AVE SE (L-18) APPROVED**
1011496
25. **18ZHE-80010** **Project#** **JOE GARCIA (PIERRE GONZALES, AGENT)** requests a special exception to Section 14-16-2-6(E)(1): a VARIANCE of 14 ft 6 in to the required front yard setback of 20 ft for all or a portion of Lot 5, Block 1, Glenway Park Addn zoned R-1, located on **1836 PROSPECT AVE NW (H-13) APPROVED**
1011497
26. **18ZHE-80011** **Project#** **LAVROVA OLGA** requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 3ft to the allowable 3ft wall height within the front yard setback for all or a portion of Lot 2, Block 3, Sandia Plaza zoned R-1, located on **4807 GRANDE DR NW (F-14) DEFERRED**
1011498
27. **18ZHE-80012** **Project#** **ALEXANDRIA PADILLA** requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 1ft 10in to the allowed 3ft in the front yard setback for all or a portion of Lot 3, Block 9, SKYVIEW WEST AMENDED REPLAT zoned R-1, located on **7524 FORSYTHE RD SW (K-10) DEFERRED**
1011499
28. **18ZHE-80013** **Project#** **ALLEN MINER; CIC, LLC (JEREMY ORTIZ / ARCHIS DESIGN LLC, AGENT)** requests a special exception to Section 14-16-2-17(B)(18): a CONDITIONAL USE to allow the retail sale of alcoholic drinks for consumption off premises for all or a portion of Lot 1A, Block 2A, Vista Larga zoned C-2, located on **2800 INDIAN SCHOOL RD NE (H-16) APPROVAL WITH CONDITIONS**
1011500
29. **18ZHE-80014** **Project#** **ALLEN MINER; CIC, LLC (JEREMY ORTIZ / ARCHIS DESIGN LLC, AGENT)** requests a special exception to Section 14-16-2-17(B)(19): a CONDITIONAL USE to allow a retail business in which products may be manufactured for all or a portion of Lot 1A, Block 2A, Vista Larga zoned C-2, located on **2800 INDIAN SCHOOL RD NE (H-16) APPROVAL WITH CONDITIONS**
1011500
30. **18ZHE-80016** **Project#** **ALLEN MINER; CIC, LLC (JEREMY ORTIZ / ARCHIS DESIGN LLC, AGENT)** requests a special exception to Section 14-16-3-1(A)(26): a VARIANCE of 5 off street parking spaces to the required 21 to allow a proposed change of use for all or a portion of Lot 1A, Block 2A, Vista Larga zoned C-2, located on **2800 INDIAN SCHOOL RD NE (H-16) APPROVAL WITH CONDITIONS**
1011500