



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

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

OLD BUSINESS:

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

4. **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)**
5. **17ZHE-80272** **Project# 1011442** **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)**
6. **17ZHE-80282** **Project# 1011471** **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)**
7. **17ZHE-80284** **Project# 1011473** **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)**

NEW BUSINESS:

8. **17ZHE-80285** **Project# 1011482** **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)**
9. **17ZHE-80286** **Project# 1011483** **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)**
10. **17ZHE-80287** **Project# 1011486** **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)**
11. **17ZHE-80288** **Project# 1011486** **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)**
12. **18ZHE-80024** **Project# 1011486** **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)**

- 13. **18ZHE-80025** **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 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)**

- 14. **18ZHE-80027** **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 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)**

- 15. **18ZHE-80028** **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 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)**

- 16. **17ZHE-80289** **Project#** **NORA MONTANO** requests a special exception to Section 14-16-2-6(B)(1): 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)**

*******LUNCH BREAK*******

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #17

IF YOU ARE AGENDA ITEMS 17-30

PLEASE COME TO THE HEARING AT 1:30 P.M.

- 17. **18ZHE-80001** **Project#** **BRET BLANCHARD (RBA ARCHITECTURE, AGENT)** requests a special 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)**

- 18. **18ZHE-80002** **Project#** **THAKUR ENTERPRISES, LLC (CONSENSUS PLANNING, AGENT)** 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 MENEAL BLVD NE (H-15)**

- 19. **18ZHE-80003** **Project#** **THAKUR ENTERPRISES, LLC (CONSENSUS PLANNING, AGENT)** 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 MENEAL BLVD NE (H-15)**

- 20. **18ZHE-80004** **Project#** **MARK AND CAROL LANGSFIELD (RBA ARCHITECTURE-RICK 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)**

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)

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)

23. **18ZHE-80008** **Project#** **JOE TAPIA (RICHARD SCHALK, AIA, AGENT)** requests a special
1011496 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)

24. **18ZHE-80009** **Project#** **JOE TAPIA (RICHARD SCHALK, AIA, AGENT)** requests a special
1011496 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)

25. **18ZHE-80010** **Project#** **JOE GARCIA (PIERRE GONZALES, AGENT)** requests a special exception
1011497 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)

26. **18ZHE-80011** **Project#** **LAVROVA OLGA** requests a special exception to Section 14-16-3-
1011498 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)

27. **18ZHE-80012** **Project#** **ALEXANDRIA PADILLA** requests a special exception to Section 14-16-3-
1011499 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)

28. **18ZHE-80013** **Project#** **ALLEN MINER; CIC, LLC (JEREMY ORTIZ / ARCHIS DESIGN LLC,**
1011500 **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)

29. **18ZHE-80014** **Project#** **ALLEN MINER; CIC, LLC (JEREMY ORTIZ / ARCHIS DESIGN LLC,**
1011500 **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)

30. **18ZHE-80016** **Project#** **ALLEN MINER; CIC, LLC (JEREMY ORTIZ / ARCHIS DESIGN LLC,**
1011500 **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)