



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

TUESDAY, MARCH 17, 2015 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

*Joshua J. Skarsgard, Esq., Zoning Hearing Examiner
Lorena Patten-Quintana, Planner*

For Inquiries Regarding This Agenda, Please Call Planning Dept. at (505) 924-3860.

PLEASE ADDRESS ALL CORRESPONDENCE TO:

***Joshua J. Skarsgard, Esq.
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. **14ZHE-80149** **Project#** **STEPHEN SALETTA** requests a special exception to Section 14-16-2-20(B)(5): a CONDITIONAL USE to allow a proposed coffee kiosk with drive up window for all or a portion of Lot RA-1, MENAUL DEVELOPMENT AREA zoned M-1, located on **2007 CANDELARIA RD NE (H-15) WITHDRAWN**
1010118

NEW BUSINESS:

- 2. **15ZHE-80013** **Project#** **LORENZO AND CHERYL MALDONADO** requests a special exception to Section 14-16-2-6(E)(3)(b): a VARIANCE of 8'6" to the required 10' corner lot side-yad setback to allow a proposed patio cover for all or a portion of Lot 24, Block 7, DEL NORTE zoned R-1, located on **502 ESPANOLA ST. NE (K19) APPROVED WITH CONDITIONS**
1010351
- 3. **15ZHE-80018** **Project#** **JAVIER E. SANCHEZ** requests a special exception to Section PG. 45 SOUTH BROADWAY SDP: a CONDITIONAL USE to allow proposed R-2 uses in an SU-2 MR zone for all or a portion of Lot 1, Block 1, APODACA- R G ADDN zoned SU-2 MR, located on **225 BETHEL DR SE (M-14) DEFERRAL TO THE APRIL ZHE HEARING**
1010360
- 4. **15ZHE-80019** **Project#** **PETNET SOLUTIONS (JASON M. CASH, AGENT)** requests a special exception to Section 14-16-2-18(B)(7): a CONDITIONAL USE to allow manufacturing of medication in a C-3 zone for all or a portion of Lot D, UNM LANDS WEST zoned C-3, located on **1213 UNIVERSITY BLVD NE (J-15) WITHDRAWN**
1010362

5. **15ZHE-80024** **Project#** **CHAPEL OF THE HOLY SPIRIT (SCOTT A REIBER, AGENT)** requests a special exception to Section 14-16-2-17(B)(3): a **CONDITIONAL USE** to allow a church in A C-2 zone for all or a portion of Lot A1, Block 8, RACKHEATH PARK ADDN NO 1 zoned C-2, located on **3107 EUBANK BLVD NE (G20) APPROVED WITH CONDITIONS**
1010364
6. **15ZHE-80025** **Project#** **EDWARD & KAY BOCIAN (EFTHIMIOS MANIATIS, AGENT)** requests a special exception to Section 14-16-2-6(E)(3)(b): a **VARIANCE** request of 6'10" to the required 10' corner side yard setback for a proposed addition for all or a portion of Lot 9, Block 13, RIDGECREST ADDN zoned R-1, located on **1611 RIDGECREST CIR SE (L-17) APPROVED WITH CONDITIONS**
1010365
7. **15ZHE-80026** **Project#** **SHADE TREE CUSTOMS AND CAFE INC (GARCIA/KRAEMER & ASSOCIATES, AGENT)** requests a special exception to Section 8.B.3 (pg. 92) of the Nob Hill Highland SDP: a **VARIANCE** of 4 parking spaces to the minimum required 29 off-street spaces required for an existing restaurant. for all or a portion of Lot 15, Block 5, MONTE VISTA ADDN zoned CCR-1, located on **3407 CENTRAL AVENUE NE (K-16) APPROVED**
1010366
8. **15ZHE-80027** **Project#** **MARCELINO A LEGARDA-ARMENDARIZ (JOEL LEGARDA, AGENT)** requests a special exception to Section 14-16-2-6(B)(14): a **CONDITIONAL USE** to allow an existing 5' wall in the front yard setback area for all or a portion of Lot 19, Block E, CARLOS REY zoned R-1, located on **5932 EUCARIZ AVENUE SW (L-11) APPROVED WITH CONDITIONS**
1010367
9. **15ZHE-80028** **Project#** **EDWARD GARCIA (VAN H. GILBERT ARCHITECT PC, AGENT)** requests a special exception to Section 14-16-3-19(A)(2)(a) and pg 85 LOS DURANES SDP: a **VARIANCE** of 5' to the allowed 3' height in the front yard setback area for all or a portion of Lot A, JOHNSON--MELVIN & SHERRY zoned SU-2 LD RA-2, located on **2206 GABALDON RD NW (H12) APPROVED WITH CONDITIONS**
1010368
10. **15ZHE-80029** **Project#** **EDWARD GARCIA (VAN H. GILBERT ARCHITECT PC, AGENT)** requests a special exception to Section 14-16-3-19(A)(2)(a)(2) and PG 85 LOS DURANES SDP: a **VARIANCE** of 2' to the allowed 6' height for a proposed wall visible from a public street right-of-way for all or a portion of Lot A, JOHNSON--MELVIN & SHERRY zoned SU-2 LD RA-2, located on **2206 GABALDON RD NW (H12) APPROVED WITH CONDITIONS**
1010368
11. **15ZHE-80030** **Project#** **RACHEL MEDINA** requests a special exception to PG.45 (A)(1)(a.) of the SOUTH BROADWAY SDP: a **CONDITIONAL USE** to allow R2 uses in the SU-2 MR zone. for all or a portion of Lot 318A, MRGCD Map 41 zoned SU-2 for MR, located on **2310 WILLIAM ST. SE (L14) APPROVED WITH CONDITIONS**
1010369
12. **15ZHE-80014** **Project#** **STEVE COE/ JC PETERSON DBA COE PETERSON PROPERTIES (DAC ZONING & LAND USE SERVICES, AGENT)** requests a special exception to Section 14-16-3-1(A)(26) : a **VARIANCE** request of 15 parking spaces to the required 51 for a new restaurant for all or a portion of Lot H4C, LA REINA DEL LOS ALTOS UNIT 2 zoned C-2 (SC), located on **3305 JUAN TABO BLVD NE (G-21) WITHDRAWN**
1010356
13. **15ZHE-80015** **Project#** **PRAKASH SUNDAR DBA PASEO HOSPITALITY, LLC (DOUG CRANDALL, DAC ZONING & LAND USE SERVICES, AGENT)** requests a special exception to Section PG. 38 NORTH I-25 SDP: a **VARIANCE** request of 28' to the 30 ' max height allowed for a proposed wall sign for all or a portion of Lot 12 & 13, Block 18, Tract(s) A UNIT B, NORTH ALBUQUERQUE ACRES zoned SU-2 for M-1 or SU-2 RC, located on **5900 HOLLY AV NE (C-18) APPROVED**
1010357

14. **15ZHE-80017** **Project#** **PRAKASH SUNDAR DBA PASEO HOSPITALITY, LLC (DOUG CRANDALL, DAC ZONING & LAND USE SERVICES, AGENT)** requests a special exception to PG. 38 NORTH I-25 SDP: a VARIANCE request of 28' to the 30 ' max height allowed for a proposed wall sign for all or a portion of Lot 12 & 13, Block 18, Tract(s) A UNIT B, NORTH ALBUQUERQUE ACRES zoned SU-2 for M-1 or SU-2 RC, located on **5900 HOLLY AV NE** (C-18) **APPROVED WITH CONDITIONS**
15. **15ZHE-80016** **Project#** **PETE DASKALOS (DAC ZONING & LAND USE SERVICES, AGENT)** requests a special exception to Section 14-16-2-16(B)(6) : a CONDITIONAL USE to allow a drive-up service window for all or a portion of Tract(s) H91, RIVERVIEW zoned C-1(SC), located on **8201 GOLF COURSE RD NW** (C-12) **APPROVED WITH CONDITIONS**