



HEARING ON SPECIAL EXCEPTIONS  
TO THE COMPREHENSIVE CITY ZONING CODE

**ZONING HEARING EXAMINER'S AGENDA**

TUESDAY, MARCH 17, 2015 9:00 A.M.  
PLAZA DEL SOL HEARING ROOM  
BASEMENT LEVEL  
600 SECOND STREET NW  
(ON THE NORTHEAST CORNER OF 2<sup>ND</sup> STREET AND ROMA NW)

**STAFF**

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

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

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**PLEASE ADDRESS ALL CORRESPONDENCE TO:**

***Joshua J. Skarsgard, Esq.***  
***Planning Department***  
***P.O. Box 1293***  
***Albuquerque, NM 87103***

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**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.*

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**OLD BUSINESS:**

- |    |                    |                             |   |
|----|--------------------|-----------------------------|---|
| 1. | <b>14ZHE-80149</b> | <b>Project#<br/>1010118</b> | <b>STEPHEN SALETTA</b> requests a special exception to Section 14-16-2-20(B)(5): a <b>CONDITIONAL USE</b> 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 <b>2007 CANDELARIA RD NE</b> (H-15) |
|----|--------------------|-----------------------------|---|

**NEW BUSINESS:**

- |    |                    |                             |  |
|----|--------------------|-----------------------------|--|
| 2. | <b>15ZHE-80013</b> | <b>Project#<br/>1010351</b> | <b>LORENZO AND CHERYL MALDONADO</b> requests a special exception to Section 14-16-2-6(E)(3)(b) : a <b>VARIANCE</b> 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 <b>502 ESPANOLA ST. NE</b> (K19) |
| 3. | <b>15ZHE-80018</b> | <b>Project#<br/>1010360</b> | <b>JAVIER E. SANCHEZ</b> requests a special exception to Section PG. 45 SOUTH BROADWAY SDP : a <b>CONDITIONAL USE</b> 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 <b>225 BETHEL DR SE</b> (M-14)                               |
| 4. | <b>15ZHE-80019</b> | <b>Project#<br/>1010362</b> | <b>PETNET SOLUTIONS (JASON M. CASH, AGENT)</b> requests a special exception to Section 14-16-2-18(B)(7) : a <b>CONDITIONAL USE</b> 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 <b>1213 UNIVERSITY BLVD NE</b> (J-15))                     |

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)
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)
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)
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)
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)
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)
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)
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)
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)
14. **15ZHE-80017**      **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)

15. **15ZHE-80016**      **Project#** **PETE DASKALOS (DAC ZONING & LAND USE SERVICES, AGENT)**  
**1010358** 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)