



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 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#
1010118 | 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) |
|----|--------------------|-----------------------------|---|

NEW BUSINESS:

- | | | | |
|----|--------------------|-----------------------------|--|
| 2. | 15ZHE-80013 | Project#
1010351 | 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) |
| 3. | 15ZHE-80018 | Project#
1010360 | 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) |
| 4. | 15ZHE-80019 | Project#
1010362 | 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)) |



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OLD BUSINESS:

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| 1. | 14ZHE-80149 | Project#
1010118 | 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) |
|----|--------------------|-----------------------------|---|

NEW BUSINESS:

- | | | | |
|----|--------------------|-----------------------------|--|
| 2. | 15ZHE-80013 | Project#
1010351 | 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) |
| 3. | 15ZHE-80018 | Project#
1010360 | 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) |
| 4. | 15ZHE-80019 | Project#
1010362 | 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)) |

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)**
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)**
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)**
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)**
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)**
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)**
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)**
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)**
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)**
1010357
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)**
1010357

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)