HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER’S ACTION SHEET

TUESDAY, April 18, 2017 9:00 A.M.

IF YOU ARE AGENDA ITEMS #1 THRU #20
PLEASE COME TO THE HEARING AT 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
Christopher Graeser, Esq., Zoning Hearing Examiner
Lorena Patten-Quintana, ZHE Planner
Angel Vallejos, 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* 17ZHE-80035  Project# 1011151  DANIEL REYES requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 3 ft to allow a 6 ft wall in the front yard setback for all or a portion of Lot 19A, Block 21, East Central Business Addn  zoned R-1, located on 353 MAXINE ST NE (K-21) APPROVED WITH CONDITIONS

OLD BUSINESS:

2. 17ZHE-80020  Project# 1011125  WESLEY MAXWELL requests a special exception to Section 14-16-2-6(B)(14) : a CONDITIONAL USE to allow a 5 ft wall in the front yard setback for all or a portion of Lot 4, Block 1, B&R Addn  zoned R-1, located on 711 CHARLESTON ST NE (K-19) APPROVED
3. 17ZHE-80006  Project# 1011109  SOUTHWEST CONVENIENCE STORES, LLC (JOSHUA SKARSGARD-RETAIL S.W., AGENT) requests a special exception to Section 14-16-2-17(B)(18) : a CONDITIONAL USE to allow the retail sale of alcoholic drink for consumption off premise within 500 feet of a residential zone for all or a portion of Lot 32A1A, Block 32, Heights Reservoir Addn zoned C-2, located on 4510 LOMAS BLVD NE 87110 (K-17) DEFERRED TO MAY 16, 2017

NEW BUSINESS:

4. 17ZHE-80033  Project# 1011146  JUAN GABRIEL MEDRANO requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE for a carport in the required front yard setback for all or a portion of Lot 14, Block 4, Crestview Heights Unit 1 zoned R-1, located on 12452 MORROW AV NE (J-22) APPROVED

5. 17ZHE-80034  Project# 1011150  BARBARA NEWMAN requests a special exception to Section 14-16-2-23(A) and NW Mesa Escarpment Plan Pg. 54 9-3 : a VARIANCE of 2 ft to the allowed 6 ft wall height for all or a portion of Lot 6, Block 1, Unser Cliffs zoned R-1, located on 6619 RIM ROCK CIR NW (D-10) APPROVED

6. 17ZHE-80036  Project# 1011154  RUBY MORA (CARE MORE CONSTRUCTION, AGENT) requests a special exception to Section 14-16-2-6(B)(12) : a CONDITIONAL use to allow a shade structure in the rear yard setback for all or a portion of Lot 16, Block 1, Tijeras Park Addn zoned R-1, located on 809 ORTIZ DR NE (K-18) APPROVED

7. 17ZHE-80037  Project# 1011155  DEBRA COX requests a special exception to Section 14-16-2-6(E)(4)(a) : a VARIANCE of 3 ft to the required 5 ft side yard setback to allow an existing addition for all or a portion of Lot 8, Block 10, Hoffmanton Addn zoned R-1, located on 2911 ALTEZ ST NE (H-20) DEFERRED TO MAY 16, 2017

8. 17ZHE-80038  Project# 1011157  Verna Chandler (Frank Span格尔, Agent) requests a special exception to Section 14-16-2-6(E)(4)(a) : a VARIANCE of 2 ft to the required 5 ft side yard setback for all or a portion of Lot 14, McDonalds Acres zoned R-1, located on 3108 11TH ST NW (H-14) APPROVED

9. 17ZHE-80039  Project# 1011158  Carl J Unis (Larry Ohnleiter, Agent) requests a special exception to Section 14-16-2-6(E)(3)(a) and 14-16-3-3(A)(3)(b) : a VARIANCE of 6 feet 3 inches to allow for an addition to the corner side yard setback for all or a portion of Lot 1, Block 11, Kiva Addn zoned R-1, located on 6001 ARVILLA AVE NE (G-18) APPROVED

10. 17ZHE-80040  Project# 1011159  LAP DOG, LLC (Jacqueline Fishman, AICP, Agent) requests a special exception to Section 14-16-2-16(B)(10) : a CONDITIONAL USE to allow for a Kennel in a C-1 zone for all or a portion of Lot Q1, Town of Atrisco Grant zoned C-1, located on 5701 REDLANDS RD NW (G-11) APPROVED WITH CONDITIONS

11. 17ZHE-80041  Project# 1011161  APRIL ADAMS / LAURA ALLMAN requests a special exception to Section 14-16-2-16(B)(10) : a CONDITIONAL USE to allow for a Kennel in a C-1 zone for all or a portion of Lot Q1, Audio Clinic Inc & International Development zoned C-1, located on 1616 EUBANK BLVD NE (J-21) WITHDRAWN

12. 17ZHE-80042  Project# 1011161  APRIL ADAMS / LAURA ALLMAN requests a special exception to Section 14-16-2-16(B)(13)(a) : a CONDITIONAL USE to allow for outdoor space for supervised potty breaks for all or a portion of Lot A, Audio Clinic Inc & International Development zoned C-1, located on 1616 EUBANK BLVD NE (J-21) WITHDRAWN

13. 17ZHE-80043  Project# 1011162  STEPHEN SNIDER requests a special exception to Section 14-16-2-5(E) and 14-16-2-6(E)(3)(a) : a VARIANCE of 10 ft to the required 20 ft of the corner side yard setback for all or a portion of Lot 9 - P1, Las Acequias zoned RA-2, located on 2401 KESTREL CT NW (G-12) WITHDRAWN
14. **17ZHE-80044** Project# 1011163  **CHURCHILL PROPERTY LLC (MARK RHODES, AGENT)** requests a special exception to Section 14-16-2-18(B)(1) and 14-16-2-17(B)(18) : a CONDITIONAL USE to allow for the sale of package liquor within 500 feet of a residential zone for all or a portion of Lot 87, Rio Grande Heights zoned C-3, located on 514 OLD COORS DR SW (K-11) APPROVED

15. **17ZHE-80046** Project# 1011165  **GEORGE DAVIS (VINCENT LAVOLPA, AGENT)** requests a special exception to Pg 99 Nob Hill SDP and 14-16-2-13(A)(4)(b)(6) and 14-16-2-13(A)(4)(c)(4) : A CONDITIONAL USE to allow uses in the RC zone for an espresso bar and yoga for all or a portion of Lot 4, Block 5, Monte Vista Addn zoned OR-1, located on 3612 CAMPUS BLVD NE (K-16) APPROVED

16. **17ZHE-80047** Project# 1011166  **GREGG MCMANN (MICHAEL CARLISLE, AGENT)** requests a special exception to 14-16-2-11(D)(1) : a VARIANCE of 10 ft to the required 60 ft lot width for all or a portion of Lot 19, Block 3, Brooms Subd, zoned R-2, located on 610 JEFFERSON ST NE (J-17) APPROVED

17. **17ZHE-80048** Project# 1011167  **JIM MANNING (JAMES L JERGER, AGENT)** requests a special exception to Nob Hill SDP Pg 107 and 14-16-2-6(E)(1) : a VARIANCE of 4 ft to the required 20 ft front yard setback for all or a portion of Lot 11, Block 40, Monte Vista Addn zoned SFHD, located on 601 AMHERST DR NE (K-16) DEFERRED TO MAY 16, 2017

18. **17ZHE-80049** Project# 1011168  **OLIVIA A RODRIGUEZ** requests a special exception to Section 14-16-2-6(E)(1) and Pg 45 of the South Broadway SDP SU-2 MR : a VARIANCE of 10 ft to the required 20 ft front yard setback for all or a portion of Lot 1, Block 9, Eastern Addn First Extension zoned SU-2 MR, located on 614 KATHRYN AVE SE (L-14) DEFERRED TO MAY 16, 2017

19. **17ZHE-80050** Project# 1011168  **OLIVIA A RODRIGUEZ** requests a special exception to Section 14-16-2-6(E)(5)(a) and Pg 45 of the South Broadway SDP SU-2 MR : a VARIANCE of 10 ft to the required 15 ft rear yard setback for all or a portion of Lot 1, Block 9, Eastern Addn First Extension zoned SU-2 MR, located on 614 KATHRYN AVE SE (L-14) DEFERRED TO MAY 16, 2017

20. **17ZHE-80051** Project# 1011169  **RICHARD CORDOVA** requests a special exception to Section 14-16-2-6(B)(1) : a CONDITIONAL USE to allow for accessory living quarters for all or a portion of Lot 24, Block 5, Country Club Addn zoned R-1, located on 1630 ROMA AV NE (K-15) DEFERRED TO MAY 16, 2017