HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

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)

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)

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)
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)

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)

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 for 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)

7. **17ZHE-80037**  
   Project# 1011156  
   **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, Hoffmantown Addn zoned R-1, located on **2911 ALTEZ ST NE** (H-20)

8. **17ZHE-80038**  
   Project# 1011157  
   **VERNA CHANDLER (FRANK SPANGLER, 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)

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) : 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)

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)

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 A, Audio Clinic Inc & International Development zoned C-1, located on **1616 EUBANK BLVD NE** (J-21)

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)

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)

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)

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)
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)

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)

18. **17ZHE-80049**  Project# **1011168**  OLIVIA A RODRIQUEZ 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)

19. **17ZHE-80050**  Project# **1011168**  OLIVIA A RODRIQUEZ 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)

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)