HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S ACTION SHEET

TUESDAY, February 21, 2017 9:00 A.M.

IF YOU ARE AGENDA ITEMS #1 THRU #23
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:

OLD BUSINESS:

1. 16ZHE-80277 Project# 1011025
   H L WHEATON requests a special exception to Section 14-16-3-3(A)(7)(a):
   a VARIANCE of 30 ft to the required 35 ft to allow a proposed new 25 ft
   house for all or a portion of Lot 20, Block 54, University Heights zoned R-1,
   located on 309 CARLISLE BLVD SE (K-16) WITHDRAWN

2. 16ZHE-80311 Project# 1011060
   GUY GEMMER requests a special exception to Section 14-16-3-3(B)(2)(e):
   a VARIANCE of 3 ft 6 in to the 10 ft separation required for all or a portion
   of Lot 2, Block 39, University Heights zoned OR-1, located on 204
   RICHMOND DR SE (K-16) APPROVED

3. 16ZHE-80329 Project# 1011084
   LEONOR DEL ROSARIO requests a special exception to Section 14-16-2-6(B)(5):
   a CONDITIONAL USE to allow for up to 12 children for a family
daycare for all or a portion of Lot 13, Block 11, Del Norte zoned R-1,
   located on 634 ESPANOLA ST NE (K-19) APPROVED
4. 16ZHE-80331  Project# 1011086  DANIEL MCELWEE (CARL A GARCIA / NM ZONING CONSULTING, AGENT) requests a special exception to Section 14-16-2-9(B) and 14-16-2-6(B)(14) : a CONDITIONAL USE to allow a proposed 5 ft wall in the required front yard setback for all or a portion of Lot 153, Prairie Ridge Unit 4 zoned R-T, located on 7621 SUNROSE DR NW (D-12) APPROVED

NEW BUSINESS:

5. 16ZHE-80333  Project# 1011090  PAUL R GARCIA requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a proposed carport in the front yard setback for all or a portion of Lot 35, McDonald Acres Unit 3 zoned R-1, located on 3014 10TH ST NW (H-14) APPROVED

6. 16ZHE-80334  Project# 1011094  ANNE GURULE requests a special exception to Section 14-16-2-8(B)(1) and 14-16-2-6(B)(5) : a CONDITIONAL USE to allow 12 children for a family day care home for all or a portion of Lot 22, Block E, Sundance Unit 2 zoned R-LT, located on 8631 SONOMA AV NW (K-9) APPROVED

7. 16ZHE-80335  Project# 1011101  ALBUQUERQUE BOCA HOTEL LIMITED PARTNERSHIP (LISA ADE, CORPORATE PARALEGAL, AGENT) requests a special exception to Section 14-16-2-20(B)(5) : a CONDITIONAL USE to allow the retail sales of alcoholic drink for off premise consumption for all or a portion of Lot 3, MRGCD MAP 36 zoned M-1, located on 1901 UNIVERSITY BLVD NE (H-15) APPROVED

8. 16ZHE-80337  Project# 1011103  ROBERT GUTIERREZ (JUAN CESAR SIERRA, AGENT) requests a special exception to Section 14-16-2-8(B)(1) and 14-16-2-6(B)(3) : a CONDITIONAL USE to allow for a carport in the front yard setback for all or a portion of Lot 11 P-1, Block B, Avalon Unit 1A zoned R-LT, located on 512 SPINNAKER DR NW (K-9) APPROVED

9. 16ZHE-80338  Project# 1011104  FRED M GABRIELE (AUSTIN'S CARPORTS, AGENT) requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a proposed carport in the front yard setback for all or a portion of Lot 9, Block 7, Ridge Park Addn zoned R-1, located on 1432 MANZANO ST NE (J-17) APPROVED

10. 17ZHE-80001  Project# 1011105  MARK BAKER (CONSENSUS PLANNING, AGENT) requests a special exception to Section 14-16-2-17(B)(18) : a CONDITIONAL USE to allow the sale of alcoholic drink for consumption off premise for all or a portion of Lot 22,23, Block 32, Heights Reservoir Addn TR 32 zoned R-3, located on 529 ADAMS ST NE (K-17) DEFERRED TO MARCH 17, 2107

11. 17ZHE-80002  Project# 1011105  MARK BAKER (CONSENSUS PLANNING, AGENT) requests a special exception to Section 14-16-2-17(B)(19) : a CONDITIONAL USE to allow retail business in which products may be manufactured for all or a portion of Lot 22,23, Block 32, Heights Reservoir Addn TR 32 zoned R-3, located on 529 ADAMS ST NE (K-17) APPROVED

12. 17ZHE-80018  Project# 1011121  GUARDIAN STORAGE (CONSENSUS PLANNING, AGENT) requests a special exception to Section 14-16-2-16(B)(21) : a CONDITIONAL USE to allow the storage of household goods in a C-1 zone for all or a portion of Lot 1, Bosque Plaza zoned C-1 (SC), located on 3600 BOSQUE PLAZA LN NW (D-12) APPROVED WITH CONDITIONS

13. 17ZHE-80003  Project# 1011106  LUCIANO REYES requests a special exception to Section 14-16-3-19(A)(3)(a) : a VARIANCE of 3 ft to the required 3 ft fence height to allow for a proposed 6 ft fence in the required front yard setback for all or a portion of Lot 8-11, Block 24, Waggonman & Denison Addn zoned SU-2 C-2, located on 340 WYOMING BLVD NE (K-20) DEFERRED TO MARCH 17, 2107

14. 17ZHE-80004  Project# 1011107  RASHPAL SANDHUONIT (THADDEUS LUCERO, AGENT) requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 3 ft to the 3 ft max height to allow a 6 ft wall in the front setback for all or a portion of Lot 16, Block 11, Rebonito zoned R-1, located on 13212 INDIAN SCHOOL RD NE (J-23) DEFERRED TO MARCH 17, 2107
15. 17ZHE-80005 Project# 1011108 ABBA TECHNOLOGIES (ARCH+PLAN LAND USE CONSULTANTS, AGENT) requests a special exception to Section 14-16-2-23(A) and Pg 38(e)(5) North I-25 SDP : a VARIANCE of 18 in to the allowed 18 in height for building sign letters for all or a portion of Lot 30A, Block 4, N Abq Acres Tr A Unit B zoned SU-2 IP or SU-2 C, located on 5301 BEVERLY HILLS AV NE (B-18) APPROVED

16. 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 MARCH 17, 2107

17. 17ZHE-80007 Project# 1011112 CITY OF ALBUQUERQUE requests a special exception to Section 14-16-2-23(A) and 14-16-3-1(A) : a VARIANCE of 43 off street parking spaces to the required 81 to allow a proposed new mixed use development for all or a portion of Lot 1A, 5A, 9A, Block N, Atlantic & Pacific Addn zoned SU-2 NCR, located on 507 4TH ST SW (K-14) DEFERRED TO MARCH 17, 2107

18. 17ZHE-80009 Project# 1011112 CITY OF ALBUQUERQUE requests a special exception to Section 14-16-2-23(A) and 14-16-3-10(E)(1) : a VARIANCE of 152 sq ft to the required 2945 sq ft landscape area to allow a proposed new mixed use development for all or a portion of Lot 1A, 5A, 9A, Block N, Atlantic & Pacific Addn zoned SU-2 NCR, located on 507 4TH ST SW (K-14) APPROVED

19. 17ZHE-80010 Project# 1011113 CITY OF ALBUQUERQUE requests a special exception to Section 14-16-2-23(A) and 14-16-3-1(A) : a VARIANCE of 43 off street parking spaces to the required 81 to allow a proposed new mixed use development for all or a portion of Lot 1A, 5A, 9A, Block N, Atlantic & Pacific Addn zoned SU-2 NCR, located on 501 4TH ST SW (K-14) DEFERRED TO MARCH 17, 2107

20. 17ZHE-80012 Project# 1011113 CITY OF ALBUQUERQUE requests a special exception to Section 14-16-2-23(A) and 14-16-3-10(E)(1) : a VARIANCE of 152 sq ft to the required 2945 sq ft landscape area to allow a proposed new mixed use development for all or a portion of Lot 1A, 5A, 9A, Block N, Atlantic & Pacific Addn zoned SU-2 NCR, located on 501 4TH ST SW (K-14) APPROVED

21. 17ZHE-80013 Project# 1011114 CITY OF ALBUQUERQUE requests a special exception to Section 14-16-2-23(A) and 14-16-3-1(A) : a VARIANCE of 43 off street parking spaces to the required 81 to allow a proposed new mixed use development for all or a portion of Lot 1A, 5A, 9A, Block N, Atlantic & Pacific Addn zoned SU-2 NCR, located on 416 COAL AV SW (K-14) DEFERRED TO MARCH 17, 2107

22. 17ZHE-80014 Project# 1011114 CITY OF ALBUQUERQUE requests a special exception to Section 14-16-2-23(A) and Pg 73(C)(2) Barelas SDP : a VARIANCE of 45 degrees to the 45 degree angle plane to allow a 36' 9" building height along the western property line to allow a proposed new mixed use development for all or a portion of Lot 9A, Block N, Atlantic & Pacific Addn zoned SU-2 NCR, located on 416 COAL AV SW (K-14) APPROVED

23. 17ZHE-80015 Project# 1011114 CITY OF ALBUQUERQUE requests a special exception to Section 14-16-2-23(A) : a VARIANCE of 152 sq ft to the required 2945 sq ft landscape area to allow a proposed new mixed use development for all or a portion of Lot 1A, 5A, 9A, Block N, Atlantic & Pacific Addn zoned SU-2 NCR, located on 416 COAL AV SW (K-14) APPROVED