



**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ft house for all or a portion of Lot 20, Block 54, University Heights zoned R-1, located on 309 CARLISLE BLVD SE (K-16) WITHDRAWN |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#** **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#** **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#** **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#** **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#** **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#** **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 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#** **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#** **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#** **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#** **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#** **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#** **ABBA TECHNOLOGIES (ARCH+PLAN LAND USE CONSULTANTS, 1011108** **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#** **SOUTHWEST CONVENIENCE STORES, LLC (JOSHUA SKARSGARD- 1011109** **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#** **CITY OF ALBUQUERQUE** requests a special exception to Section 14-16-2- 1011112 **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#** **CITY OF ALBUQUERQUE** requests a special exception to Section 14-16-2- 1011112 **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#** **CITY OF ALBUQUERQUE** requests a special exception to Section 14-16-2- 1011113 **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#** **CITY OF ALBUQUERQUE** requests a special exception to Section 14-16-2- 1011113 **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#** **CITY OF ALBUQUERQUE** requests a special exception to Section 14-16-2- 1011114 **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#** **CITY OF ALBUQUERQUE** requests a special exception to Section 14-16-2- 1011114 **23(A) and Pg 73(C)(2) Barelax 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#** **CITY OF ALBUQUERQUE** requests a special exception to Section 14-16-2- 1011114 **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**