HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER’S ACTION SHEET

TUESDAY, January 17, 2017 9:00 A.M.

IF YOU ARE AGENDA ITEMS #1 THRU #17
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-80273 Project# 1011019
REGIONS BEYOND INC (DAC ENTERPRISES INC, AGENT) requests a special exception to Section 14-16-2-23(A) and 14-16-2-17(A)13 and pg 73 BARELAS SDP: a CONDITIONAL USE to allow for an events center in an SU-2 NCR zone for all or a portion of Lot A, Atlantic & Pacific Addn zoned SU-2 NCR, located on 907 4TH ST SW (K-14) APPROVED WITH CONDITIONS

2. 16ZHE-80247 Project# 1010991
RICHARD QUANZ DBA QUANZ AUTO CARE (DAC ENTERPRISES INC, AGENT) requests a special exception to Section 14-16-2-22(F), 14-16-2-23(A) and Pg 3 Coors Corridor Plan: a VARIANCE of 17 ft to the 9 ft in height to allow a proposed new freestanding sign for all or a portion of Lot G, Block D, Rancho Sereno Unit 3 zoned SU-1 PDA to include C-3 uses, located on 9111 EAGLE RANCH RD NW (C-12) DENIED
3. 16ZHE-80320 Project# 1010991 RICHARD QUANZ DBA QUANZ AUTO CARE (DAC ENTERPRISES INC, AGENT)) requests a special exception to Section 14-16-2-22(F), 14-16-2-23(A) and Pg 113 Coors Corridor Plan: a VARIANCE of 150 sq ft to the 75 sq ft in size to allow a proposed new freestanding sign for all or a portion of Lot G, Block D, Rancho Sereno Unit 3 zoned SU-1 PDA to include C-3 uses, located on 9111 EAGLE RANCH RD NW (C-12) DENIED

NEW BUSINESS:

4. 16ZHE-80316 Project# 1011066 JAMES BURKE requests a special exception to Section 14-16-2-6(B)(11): a CONDITIONAL use to allow a second kitchen in a dwelling for all or a portion of Lot 16, Block 27, Monterey Hills Addn No 2 zoned R-1, located on 3000 SAN JOAQUIN AV SE (L-16) APPROVED WITH CONDITIONS

5. 16ZHE-80317 Project# 1011069 JOHANNA CASTILLO (ROBERT HERRERA, AGENT) requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 5 ft to the max 3 ft height to allow a proposed new wall for all or a portion of Lot 16, Block 1, Roehis Garden zoned R-2, located on 1908 OLD TOWN RD NW (J-13) APPROVED

6. 16ZHE-80322 Project# 1011073 ALBUQUERQUE DISTILLING, LLC requests a special exception to Section 14-16-2-23(A) and pg 96 NOB HILL SDP / 14-16-2-17(B)(18): a CONDITIONAL USE to allow retail sale of alcoholic drink for consumption off premises in a CCR-3 zone for all or a portion of Lot 27-35, Block 39, Valle View Addn zoned CCR-3, located on 5001 CENTRAL AV NE (K-17) APPROVED WITH CONDITIONS

7. 16ZHE-80323 Project# 1011079 JOSEPH CESARANO (DAVID MIERTSCHIN, AGENT) requests a special exception to Section 14-16-2-14(E)(1) and 14-16-2-6(B)(12): a CONDITIONAL USE to allow for a shade structure in the rear yard setback for all or a portion of Lot 17, Block 14, Academy Place Unit 5 zoned R-D, located on 11021 KIELICH AV NE (E-21) APPROVED

8. 16ZHE-80325 Project# 1011080 TANIA KRAAI (MODULUS DESIGN, AGENT) requests a special exception to Section 14-16-2-23(A) and 14-16-2-6(E)(4)(a): a VARIANCE of 2 ft 3 in to the required 5 ft side yard setback for all or a portion of Lot B, Block 10, Perea Addn Replat zoned SU-2 DNA SF, located on 320 13TH ST NW (J-13) APPROVED

9. 16ZHE-80326 Project# 1011081 SOREN PETERS (TIM MCGIVERN, AGENT) requests a special exception to Section 14-16-3-19(A)(3)(b): a CONDITIONAL USE to allow a proposed 12 ft wall in a C-2 zone which abuts a residential zone for all or a portion of Lot US POST OFFICE, Coda Development zoned C-2, located on 9904 MONTGOMERY BLVD NE (G-21) APPROVED

10. 16ZHE-80327 Project# 1011082 ROSE CUNNINGHAM requests a special exception to Section 14-16-3-19(A)(1)(c): a VARIANCE of 3 ft to the required 3 ft to allow for an existing 6 ft fence in the required front yard setback for all or a portion of Lot 1, Block 14A, Santilla Place zoned R-1, located on 340 CARDENAS DR NE (K-18) APPROVED WITH CONDITIONS

11. 16ZHE-80328 Project# 1011083 CITY OF ALBUQUERQUE/JESS R MARTINEZ (TINA M REAMES, AGENT) requests a special exception to Section 14-16-2-6(B)(10): a CONDITIONAL USE to allow a community center in an R-1 zone for all or a portion of Lot A, Singing Arrow Park zoned R-1, located on 13001 SINGING ARROW AV SE (L-22) APPROVED WITH CONDITIONS
13. **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) DEFERRED TO FEBRUARY 21, 2017**

14. **16ZHE-80330**  
**Project# 1011085**  
**TERRY WHITE (TROY WHITE, AGENT)** requests a special exception to Section 14-16-2-16(B)(13) : a CONDITIONAL USE to allow outdoor storage or activity in a C1 zone for all or a portion of Lot 22A-1, Block 109, Snow Heights Addn zoned C-1, located on **10600 MENAUL BLVD NE (H-21) APPROVED**

15. **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) DEFERRED TO FEBRUARY 21, 2107**

16. **16ZHE-80332**  
**Project# 1011088**  
**CHIPOTLE MEXICAN GRILL OF COLORADO, LLC (MARK RHODES, AGENT)** requests a special exception to Section 14-16-2-16(B)(13)(d) : a CONDITIONAL USE to allow outdoor restaurant seating in a C-1 zone for all or a portion of Lot 1, Coors Crossing zoned C-1, located on **3600 COORS BLVD NW, SUITE A-800 (G-11) APPROVED**

17. **16ZHE-80307**  
**Project# 1011058**  
**AMERCO REAL ESTATE COMPANY (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-17(A)(10)(d)(2) : a VARIANCE of 4 ft 6 in to the maximum 30 ft height to allow a proposed wall mounted sign for all or a portion of Lot 306A, Town of Atrisco Grant Unit 8 zoned SU-1 For Permissive C-2 Uses Excluding Residential Uses, located on **1801 ATRISCO DR NW (H-11) APPROVED**

18. **16ZHE-80308**  
**Project# 1011058**  
**AMERCO REAL ESTATE COMPANY (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-17(A)(10)(d)(1) : a VARIANCE of 14 ft to the 26 ft max height allowed for a proposed free standing sign for all or a portion of Lot 306A, Town of Atrisco Grant Unit 8 zoned SU-1 For Permissive C-2 Uses Excluding Residential Uses, located on **1801 ATRISCO DR NW (H-11) WITHDRAWN**

19. **16ZHE-80310**  
**Project# 1011058**  
**AMERCO REAL ESTATE COMPANY (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg. 113 Coors Corridor SDP : a VARIANCE of 123 sq ft to the max 75 sq ft to allow a proposed free standing sign for all or a portion of Lot 306A, Town of Atrisco Grant Unit 8 zoned SU-1 For Permissive C-2 Uses Excluding Residential Uses, located on **1801 ATRISCO DR NW (H-11) WITHDRAWN**