HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

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

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.

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)

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)
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)

4.  16ZHE-80321 Project# 1010991  RICHARD QUANZ  DBA QUANZ AUTO CARE (DAC ENTERPRISES INC, AGENT) requests a special exception to Section 14-16-3-5(C)(2)(d): a VARIANCE of 373 ft to the 660 ft required to allow a proposed electronic freestanding sign within the Coors Corridor Plan 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)

NEW BUSINESS:

5.  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)

6.  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, Roehls Garden zoned R-2, located on 1908 OLD TOWN RD NW (J-13)

7.  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)

8.  16ZHE-80323 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)(19): a CONDITIONAL USE to allow a retail business in which products may be manufactured, compounded, processed or treated 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)

9.  16ZHE-80324 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)

10.  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)

11.  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)

12.  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)
13. 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)

14. 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)

15. 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)

16. 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)

17. 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)

OLD BUSINESS:

18. 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)

19. 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)

20. 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)