A HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER’S ACTION SHEET

FRIDAY, March 17, 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.

OLD BUSINESS:

1. 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) APPROVED WIITH CONDITIONS

2. 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) APPROVED WIITH CONDITIONS
3. 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) APPROVED WITH CONDITIONS

4. 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 (K-17) DEFERRED TO APRIL 18, 2017

NEW BUSINESS:

5. 16ZHE-80230 Project# 1010970 THE Q TOWNHOUSES @ NOB HILL LLC (EDI ARCHITECTURE, AGENT) requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 2 ft to the allowed 3 ft wall height in the front yard setback for proposed new wall for all or a portion of Lot 18, Block 18, Heights Reservoir Addn TR-18 zoned R-3, located on 424 JEFFERSON ST NE (K-17) APPROVED WITH CONDITIONS

6. 17ZHE-80019 Project# 1011124 THE Q TOWNHOUSES @ NOB HILL, LLC (EDI ARCHITECTURE, AGENT) requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 2 ft to the allowed 3 ft wall height in the front yard setback for proposed new wall for all or a portion of Lot 18 SELY PORTION of, Block 18, Heights Reservoir Addn TR-18 zoned R-3, located on 4805 MARQUETTE AV NE (K-17) APPROVED WITH CONDITIONS

7. 17ZHE-80016 Project# 1011119 JEFF TOMLINSON AND STEFANIE LUNA (SAM STERLING ARCHITECTURE, LLC, AGENT) requests a special exception to Section 14-16-2-6(E)(5)(a) : a VARIANCE of 4 ft 1in to the required 15 ft rear yard setback for all or a portion of Lot 16, Block 2, Loma Vista Addn zoned R-1, located on 3320 WILWAY AV NE (J-16) APPROVED

8. 17ZHE-80017 Project# 1011120 LISA COMFORT requests a special exception to Section 14-16-2-6(B)(14)(a) : a CONDITIONAL USE to allow a 5 ft wall in the front yard setback for all or a portion of Lot 10, Block 2, McDuffie Place Unit 1 zoned R-1, located on 804 CARLISLE BLVD NE (J-16) APPROVED

9. 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) DEFERRED TO APRIL 18, 2017

10. 17ZHE-80021 Project# 1011128 DON N ARNWINE requests a special exception to Section 14-16-3-3(B)(2)(e) : a VARIANCE of 9 ft to the 10 ft separation requirement for an existing accessory structure for all or a portion of Lot 5, Block 8, Heritage Hills Unit 1 zoned R-1, located on 8506 CAPULIN RD NE (D-20) DENIED

11. 17ZHE-80022 Project# 1011131 LORRAINE OLSON (MICHAEL ROTHMAN, AGENT) requests a special exception to Section 14-16-3-19(A)(2)(b) : a CONDITIONAL USE to allow a proposed 6 ft wall in the corner side yard for all or a portion of Lot 10, Crawfords Addn zoned R-2, located on 2618 LOS TOMASES DR NW (H-14) APPROVED

12. 17ZHE-80023 Project# 1011132 MILLER FAMILY REAL ESTATE (DAC ENTERPRISES, INC, 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 height and width letter size to allow 3 new wall signs for all or a portion of Lot A1A, Americian Toyota zoned SU-2 SU-1 Auto Sales Serv Rep or SU-2 RC, located on 5995 ALAMEDA BLVD NE (C-18) APPROVED
13. 17ZHE-80024 Project# 1011132 MILLER FAMILY REAL ESTATE (DAC ENTERPRISES, INC, AGENT) requests a special exception to Section 14-16-2-23(A) and Pg 38(e)(7) North I-25 SDP : a VARIANCE of 20 sq ft to the 8 sq ft max to allow a new logo sign for all or a portion of Lot A1A, American Toyota Auto Sales Serv Rep or SU-2 SU-1 zoned 5995 ALAMEDA BLVD NE (C-18) APPROVED.

14. 17ZHE-80025 Project# 1011133 THOMAS GONZALES requests a special exception to Section 14-16-3-3(B)(2)(e) : a VARIANCE request of 9 ft to the required 10 ft separation for an existing accessory structure from a dwelling for all or a portion of Lot 20, Block 5, Bellamah-Dale Addn zoned R-1, located on 5720 ASPEN AV NE (J-18) APPROVED.

15. 17ZHE-80026 Project# 1011134 WILLIAM RAY CRAVEY requests a special exception to Section 14-16-3-1: a VARIANCE for a parking space reduction of 3 spaces to the required 13 spaces for all or a portion of Lot 40, Alameda Business Park zoned SU-2 IP-EP OR SU-2 C, located on 8504 CALLE ALAMEDA NE (C-16) APPROVED.

16. 17ZHE-80028 Project# 1011136 SCOTT KNOWLES (YOLANDA MONTOYA, AGENT) requests a special exception to Section 14-16-2-6(E)(1) : a VARIANCE of 12 feet 6 1/2 in to the required 20 ft front yard setback area for all or a portion of Lot 11, Block 25, Huning Castle Addn zoned R-1, located on 1521 KIT CARSON AV SW (K-13) DENIED.

17. 17ZHE-80029 Project# 1011136 SCOTT KNOWLES (YOLANDA MONTOYA, AGENT) requests a special exception to Section 14-16-2-6(E)(5)(a) : a VARIANCE of 7 ft 5 1/2 in to the required 15 ft rear yard setback area for all or a portion of Lot 11, Block 25, Huning Castle Addn zoned R-1, located on 1521 KIT CARSON AV SW (K-13) DENIED.

18. 17ZHE-80032 Project# 1011136 SCOTT KNOWLES (YOLANDA MONTOYA, AGENT) requests a special exception to Section 14-16-2-6(E)(3)(b) : a VARIANCE of 10 ft to the required 10 ft street side yard setback area on a corner lot for all or a portion of Lot 53-P1, Vista Del Parque zoned R-T, located on 10720 DEL SOL PARK DR NW (A-3) APPROVED.

19. 17ZHE-80030 Project# 1011137 B ALICIA KYNARD (STEFAN HUNTER ROYAL RESTORATION, AGENT) requests a special exception to Section 14-16-2-6(B)(12) : a CONDITIONAL USE to allow an existing attached shade structure in the required rear yard setback for all or a portion of Lot 53-P1, Vista Del Parque zoned R-T, located on 600 MOON ST SE (L-20) APPROVED WITH CONDITIONS.

20. 17ZHE-80031 Project# 1011138 JEFF ROBB requests a special exception to Section 14-16-2-18(B)(7) and 14-16-2-20(A)(8) : a CONDITIONAL USE to allow for Manufacturing as listed in the M-1 zone for all or a portion of Lot 56A, Block 56A, Skyline Heights zoned C-3, located on 507 4TH ST SW (K-14) APPROVED.

21. 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) APPROVED.

22. 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) APPROVED.

23. 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) APPROVED.