



HEARING ON SPECIAL EXCEPTIONS  
TO THE COMPREHENSIVE CITY ZONING CODE

**ZONING HEARING EXAMINER'S AGENDA**

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 2<sup>ND</sup> STREET AND ROMA NW)

**STAFF**

*Christopher Graeser, Esq., Zoning Hearing Examiner  
Lorena Patten-Quintana, ZHE Planner  
Angel Vallejos, ZHE Administrative Assistant*

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**For Inquiries Regarding This Agenda, Please Call Planning Dept. at (505) 924-3894.**

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**PLEASE ADDRESS ALL CORRESPONDENCE TO:  
Christopher Graeser, Esq., Zoning Hearing Examiner  
Planning Department  
P.O. Box 1293  
Albuquerque, NM 87103**

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**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.*

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**OLD BUSINESS:**

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|----|--------------------|-----------------------------|--|
| 1. | <b>17ZHE-80001</b> | <b>Project#<br/>1011105</b> | <b>MARK BAKER (CONSENSUS PLANNING, AGENT)</b> requests a special exception to Section 14-16-2-17(B)(18) : a <b>CONDITIONAL USE</b> 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 <b>529 ADAMS ST NE (K-17)</b>                      |
| 2. | <b>17ZHE-80003</b> | <b>Project#<br/>1011106</b> | <b>LUCIANO REYES</b> requests a special exception to Section 14-16-3-19(A)(3)(a) : a <b>VARIANCE</b> 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 <b>340 WYOMING BLVD NE (K-20)</b> |

3. **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)**  
**1011107**
4. **17ZHE-80006**      **Project#**      **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)**  
**1011109**

**NEW BUSINESS:**

5. **16ZHE-80230**      **Project#**      **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)**  
**1010970**
6. **17ZHE-80019**      **Project#**      **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)**  
**1011124**
7. **17ZHE-80016**      **Project#**      **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)**  
**1011119**
8. **17ZHE-80017**      **Project#**      **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 setback area 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)**  
**1011120**
9. **17ZHE-80020**      **Project#**      **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)**  
**1011125**
10. **17ZHE-80021**      **Project#**      **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)**  
**1011128**
11. **17ZHE-80022**      **Project#**      **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)**  
**1011131**
12. **17ZHE-80023**      **Project#**      **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)**  
**1011132**

13. **17ZHE-80024**      **Project#**      **MILLER FAMILY REAL ESTATE (DAC ENTERPRISES, INC, AGENT)**  
**1011132**      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, Americian Toyota zoned SU-2 SU-1  
Auto Sales Serv Rep or SU-2 RC, located on **5995 ALAMEDA BLVD NE** (C-  
18)
14. **17ZHE-80025**      **Project#**      **THOMAS GONZALES** requests a special exception to Section 14-16-3-  
**1011133**      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)
15. **17ZHE-80026**      **Project#**      **WILLIAM RAY CRAVEY** requests a special exception to Section 14-16-3-1  
**1011134**      : 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)
16. **17ZHE-80028**      **Project#**      **SCOTT KNOWLES (YOLANDA MONTOYA, AGENT)** requests a special  
**1011136**      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)
17. **17ZHE-80029**      **Project#**      **SCOTT KNOWLES (YOLANDA MONTOYA, AGENT)** requests a special  
**1011136**      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)
18. **17ZHE-80032**      **Project#**      **SCOTT KNOWLES (YOLANDA MONTOYA, AGENT)** requests a special  
**1011136**      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 11, Block 25, Huning Castle Addn zoned R-1, located on **1521 KIT**  
**CARSON AV SW** (K-13)
19. **17ZHE-80030**      **Project#**      **B ALICIA KYNARD (STEFAN HUNTER ROYAL RESTORATION, AGENT)**  
**1011137**      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 **10720 DEL SOL PARK DR NW** (A-3)
20. **17ZHE-80031**      **Project#**      **JEFF ROBB** requests a special exception to Section 14-16-2-18(B)(7) and  
**1011138**      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 **600 MOON ST SE** (L-20)
21. **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)
22. **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)
23. **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)