



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE
ZONING HEARING EXAMINER'S ACTION SHEET

TUESDAY, November 21, 2017 9:00 A.M.

IF YOU ARE AGENDA ITEMS #1 THRU #19
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
Dora Henry, ZHE Administrative Assistant

For Inquiries Regarding This Agenda, Please Call Planning Dept. at (505) 924-3860.

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:

- | | | | |
|----|----------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | *IR* 17ZHE-
80235 | Project#
1011401 | JULIA & JOSE JARAMILLO (MARICELA MIRANDA ACOSTA, AGENT)
requests a special exception to Section 14-16-2-6(B)(5) : a CONDITIONAL USE to allow a family day care home for all or a portion of Lot 442, Block 18, Atrisco Village Unit 2 zoned R-1, located on 1901 DELGADO DR SW (M-8)
APPROVED |
|----|----------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

OLD BUSINESS:

- | | | | |
|----|----------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. | *IR* 17ZHE-
80218 | Project#
1011374 | SONIA GARCIA requests a special exception to Section 14-16-2-6(B)(14)(a)(2) : a CONDITIONAL USE to allow an existing 5 ft wall in the front setback for all or a portion of Lot 14, Block 25, Waggoman & Denison Addn zoned R-1, located on 333 GENERAL BRADLEY ST NE (K-20)
APPROVED |
|----|----------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

NEW BUSINESS:

3. **17ZHE-80245** **Project#** **GUY GEMMER** requests a special exception to Section 14-16-3-3(B)(2)(e) : a VARIANCE of 6 ft 6 in to the 10 ft separation required between an accessory building and a proposed dwelling for all or a portion of Lot 2, Block 39, University Heights zoned OR-1, located on **204 RICHMOND DR SE (K-16) APPROVED**
1011060
4. **17ZHE-80229** **Project#** **CARLA MAY CHAMORRO (AMANDA COROMINAS, AGENT)** requests a special exception to Section 14-16-2-22(B)(25) and Z-79-68 : a VARIANCE of 1ft 6 in to the 5 ft side yard setback required for all or a portion of Lot 10, COPPERFIELD zoned SU-1 PRD, located on **8000 ARGYLE AVE NE (D-19) APPROVED**
1011387
5. **17ZHE-80231** **Project#** **MONICA SHERMAN & MICHAEL LOPEZ (AMANDA COROMINAS-DREAMSTYLE, AGENT)** requests a special exception to Section 14-16-2-23(A) and 14-16-2-6(B)(12) : a CONDITIONAL USE to allow a patio cover in the rear yard setback for all or a portion of Lot 21, Tierra Vista at the Trails Unit 3 zoned SU-2 VTRD, located on **6716 TEMPE AVE NW (C-9) APPROVED WITH CONDITIONS**
1011394
6. **17ZHE-80230** **Project#** **ABRAM H. KREIDER** and 14-16-2-16(B)(13) : a CONDITIONAL use to allow outside equipment display/storage for all or a portion of Lot A, Block 24, BUENA VISTA zoned SU-2 C-1, located on **337 EUBANK BLVD NE APPROVED WITH CONDITIONS**
1011389
7. **17ZHE-80232** **Project#** **JAMES RICHARD BROWN** requests a special exception to Section 14-16-2-6-(E)(4)(a) : a VARIANCE of 3 feet 4 inches to the required 5 foot side yard setback for all or a portion of Lot 15, Block 1, Sunrise Call Addn unit 2 zoned R-1, located on **919 GIRARD BLVD NE (J-16) APPROVED**
1011398
8. **17ZHE-80233** **Project#** **PAUL TUCKER** requests a special exception to Section 14-16-3-19(A)(2)(b) : a CONDITIONAL USE to allow for a 6 foot wall on the corner side yard for all or a portion of Lot 18, Block 14, Hoffmantown Addn zoned R-1, located on **9611 WOODLAND AVE NE (H-20) APPROVED**
1011399
9. **17ZHE-80234** **Project#** **MARTIN LOZANO** requests a special exception to Section 14-16-2-9(B) and 14-16-2-6(B)(12) : a CONDITIONAL USE to allow a shade structure in the required rear setback for all or a portion of Lot 102, Paradise Skies Unit 1 zoned R-T, located on **5801 VIRGO CT NW (A-11) APPROVED WITH CONDITIONS**
1011400
10. **17ZHE-80236** **Project#** **MARCOS ORONA** requests a special exception to Section 14-16-2-23(A) and 14-16-2-9(E)(4)(a) : a VARIANCE of 13 ft 6 in to the required 15 ft rear yard setback to allow a proposed addition for all or a portion of Lot 22,23,24, Block X, Atlantic & Pacific Addn zoned SU-2 R-3, located on **522 7TH ST SW (K-14) APPROVED**
1011402
11. **17ZHE-80237** **Project#** **MARCOS ORONA** requests a special exception to Section 14-16-2-23(A) and 14-16-2-9(E)(5)(a) : a VARIANCE of 7 ft 6 in to the required 10 ft separation required between residential buildings to allow a proposed addition for all or a portion of Lot 22,23,24, Block X, Atlantic & Pacific Addn zoned SU-2 R-3, located on **522 7TH ST SW (K-14) APPROVED**
1011402
12. **17ZHE-80238** **Project#** **EDWARD BACA** requests a special exception to Section 14-16-2-5(E) : a VARIANCE of 17 ft to the required 25 ft rear yard setback in an RA-2 zone for all or a portion of Lot 3, CAMPBELL ESTATES zoned RA-2, located on **2704 ORNELLA LN NW (G-12) APPROVED**
1011403
13. **17ZHE-80241** **Project#** **DELANO T. WHITNEY** requests a special exception to Section 14-16-2-16(B)(11) : a CONDITIONAL use to allow a mobile home as a watchman quarters in a C-1 zone for all or a portion of Lot A2, Block 2, Mandell Addn No 2 zoned C-1, located on **2601 2ND ST NW (H-14) DENIED**
1011406
14. **17ZHE-80242** **Project#** **COREY POWELL** requests a special exception to Section 14-16-3-19(A)(2)(a) : A VARIANCE of 3 ft to the maximum 3 ft height to allow a 6 ft wall in the front yard setback for all or a portion of Lot 22, McDonald Acres Unit 2 zoned R-1, located on **3122 12TH ST NW (H14) DEFERRED**
1011407

- 15. **17ZHE-80243** **Project#** **1011408** **PALO ALTO INC, (TIERRA WEST LLC, AGENT)** requests a special exception to Section 14-16-2-22(A) & 14-16-2-19 (B) and Atrisco Business Park Administrative Amendment : a VARIANCE of 10 feet to the required 20 foot landscape buffer along a residential zone for all or a portion of Lot D3A, Coors Central North zoned SU1 - for Planned Industrial Park, located on **303 COORS BLVD NW (K-10) APPROVED**

- 16. **17ZHE-80244** **Project#** **1011408** **PALO ALTO INC, (TIERRA WEST LLC, AGENT)** requests a special exception to Section 14-16-2-22(A) & 14-16-2-19 (B) and 14-16-2-20(B) : CONDITIONAL USE to allow for a Drive - thru in a SU-1 for IP zone for all or a portion of Lot D3A, Coors Central North zoned SU1 - for Planned Industrial Park, located on **303 COORS BLVD NW (K-10) APPROVED**

- 17. **17ZHE-80246** **Project#** **1011409** **LAS VENTANAS NM INC (ARCH + PLAN LAND USE CONSULTANTS, AGENT)** requests a special exception to Section 14-16-2-8(E)(3)(a) : a VARIANCE of 5 inches the required 10 ft corner side yard setback for all or a portion of Lot 1, Bishops Compound zoned R-LT, located on **3020 CALLE OBISPO NW (G-12) APPROVED**

- 18. **17ZHE-80247** **Project#** **1011410** **RED SHAMROCK 4, LLC (JOSH SKARSGARD, AGENT)** requests a special exception to Section 14-16-2-24(A) and University of Albuquerque SDP Section B-2 : a VARIANCE of 22 feet to the maximum 4 foot height to allow a 26 ft sign height within the boundries of the University of Albuquerque SDP and the Coors Corridor Plan for all or a portion of Lot 6, Coors Pavilion zoned SU-3, located on **4001 COORS BLVD NW (G-11) DEFERRED**

- 19. **17ZHE-80249** **Project#** **1011410** **RED SHAMROCK 4, LLC (JOSH SKARSGARD, AGENT)** requests a special exception to Section 14-16-2-24(A) and University of Albuquerque SDP Section B-2 and the Coors Corridor Plan page 113 : a VARIANCE of 109 sf to the maximum allowable sign area of 24 sf (University of Albuquerque SDP) and a VARIANCE of 58 sf to the maximum allowable sign area of 75 sf (Coors Cooridor Plan) to allow a 133 sf sign face for a free standing sign for all or a Lot 6, Coors Pavilion zoned SU-3, located on **4001 COORS BLVD NW (G-11) DEFERRED**

*******LUNCH BREAK*******

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #20

IF YOU ARE AGENDA ITEMS

PLEASE COME TO THE HEARING AT 1:30 P.M.

- 20. **17ZHE-80250** **Project#** **1011411** **FELIPE A MEDRANO** requests a special exception to Section 14-16-2-8(B)(1) and 14-16-3-19(A)(2)(a) : a VARIANCE of 3 ft to the 3 ft max height to allow a proposed 6 ft wall in the front setback area for all or a portion of Lot 5, Block B, Sunrise Estates Unit 2 zoned R-LT, located on **1407 SUMMERFIELD PL SW (M-10) DEFERRED**

- 21. **17ZHE-80251** **Project#** **1011411** **FELIPE A MEDRANO** requests a special exception to Section 14-16-2-8(B)(1) and 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a proposed carport in the required front yard setback for all or a portion of Lot 5, Block B, Sunrise Estates Unit 2 zoned R-LT, located on **1407 SUMMERFIELD PL SW (M-10) DEFERRED**

22. **17ZHE-80252** **Project#** **FELIPE A MEDRANO** requests a special exception to Section 14-16-2-8(B)(1) and 14-16-2-6(B)(12) : a CONDITIONAL USE to allow a proposed shade structure in the required rear yard setback for all or a portion of Lot 5, Block B, Sunrise Estates Unit 2 zoned R-LT, located on **1407 SUMMERFIELD PL SW (M-10) DEFERRED**