



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

TUESDAY, AUGUST 21, 2018 9:00 A.M.

IF YOU ARE AGENDA ITEMS #1 THRU #16
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

Stan Harada, Esq., Zoning Hearing Examiner
Lorena Patten-Quintana, ZHE Planner
Suzie Sanchez, ZHE Administrative Assistant

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

PLEASE ADDRESS ALL CORRESPONDENCE TO:

Stan Harada, 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. | VA-2018-00025 | Project#
PR-2018-
001253 | Jorge Rios and Maria Figueroa request a variance of 3 ft to the allowed 3 ft max wall height for Lot 27, Regina Addn, located on 631 Atrisco DR NW, zoned R1-D [Section 14-16-5-7(D)] APPROVED |
| 2. | VA-2018-00030 | Project#
PR-2018-
001291 | Yanitse Almaguer-Alvarez requests a conditional use to allow a family home daycare on Lot 1, Block 2, Dorado Village, Unit 2, located on 544 Nathan ST SE, zoned R-T [Section 14-16-4-2-1] CONTINUED |
| 3. | VA-2018-00035 | Project#
PR-2018-
001302 | Francisco Erives requests a variance of 2 ft 6 inches to the allowed 3 ft maximum for a front yard wall on Lot 25, Block 2, Atrisco Village, Unit 1, located on 10524 Jenaro ST SW, zoned M-8 [Section 14-16-5-7-D] APPROVED |
| 4. | VA-2018-00040 | Project#
PR-2018-
001310 | Carlos Valenzuela requests a variance of 3 ft to the maximum 3 ft wall height in the front yard for Lot 6, Block 1, Atrisco Village, Unit 1, located on 10523 Jenaro ST SW, zoned R-1C [Section 14-16-5-7-D] APPROVED |

OLD BUSINESS:

5. 18ZHE-80096 Project#
1011602 Cesar A. Chavez requests a special exception to Section 14-16-3-3(B)(2)(e): a variance of 3 ft to the required 5 ft separation between accessory structures for all or a portion of Lot 85A, Block 0000, Butterfield 2B zoned R-1, located on 5615 Still Brooke Ave NW **APPROVED**
6. VA-2018-00014 Project#
PR-2018-
001228 Blake's Lotaburger requests a conditional use to allow a drive through or drive up facility for all or a portion of Lot 1A, Block 96, Snow Heights Addn, located on 1801 Juan Tabo Blvd NE, zoned MX-L [Section 14-16-4-2] **APPROVED**
7. VA-2018-00018 Project#
PR-2018-
001234 Brad Hall requests a variance of 27 ft to the allowed 26 ft height for a proposed sign and a variance of 93 ft to the allowed 75 ft for a proposed sign on Lot A, Town of Atrisco Grant Airport Unit, located on 1535 Coors Blvd NW, zoned MX-M [Section 14-16-5-12(F)(2)] **APPROVED**
8. VA-2018-00020 Project#
PR-2018-
001238 Mitchell Turbov requests a variance of 3 ft to the maximum 3 ft height in the front yard of Lot 18, Block 3, Mile Hi Court, located on 1709 Cardenas DR NE, zoned R1-C [Section 14-16-5-7(D)] **APPROVED**

NEW BUSINESS:

9. VA-2018-00028 Project#
PR-2018-
001261 Nouraldin Bartaa and Hadeel Dahdul request a conditional use to allow light vehicle sales and vehicle rentals on Lot 1 and 2, Block J, Eastern Addn, located on 1301 Broadway Blvd SE, zoned MX-L [Section 14-16-4-2-1] **CONTINUED**
10. VA-2018-00031 Project#
PR-2018-
001293 David Vilar requests a variance of 10 ft to the required 10 ft side yard setback for Lot 8, Tijeras Heights Subdivision, located on 12804 Piru Blvd SE, zoned R-1D [Section 14-16-5-1] **CONTINUED**
11. VA-2018-00032 Project#
PR-2018-
001294 Nexus Brewery LLC requests a conditional use to allow a taproom in an MX-L zone on Lot 4, Block L, Eastern Addn, located on 1511 Broadway Blvd SE, zoned MX-L [Section 14-16-4-2-1] **APPROVED**
12. VA-2018-00033 Project#
PR-2018-
001296 Sarah Chavez requests a variance of 8 ft 8 inches to the 15 ft rear yard setback and a variance of 3 ft to the allowed 3 ft max wall height in the front yard for Lot D, Alsans Redivision, located on 1200 La Poblana RD NW, zoned R-T [Section 14-16-5-1 and 14-16-5-7-(D)(1)] **APPROVED**
13. VA-2018-00034 Project#
PR-2018-
001301 Almaz Enterprise LLC requests a conditional use to allow outdoor vehicle storage for Lot 2-A, Atrisco Business Park, Unit 2, located on 7001 Bluewater RD NW, zoned NR-BP [Section 14-16-4-2-1] **APPROVED**
14. VA-2018-00036 Project#
PR-2018-
001303 Richard Lastrapes requests a variance of 5 ft to the 10 ft side yard setback for Lot 28, Block 8, Matthew Meadows, located on 1312 Camino Ecuestre NW, zoned R-A [Section 14-16-5-1] **APPROVED**
15. VA-2018-00037 Project#
PR-2018-
001304 Quarter Celtic Brewpub requests a conditional use to allow a taproom in an MX-L zone for Lot C, Church of the Good Shepherd, located on 1930 Juan Tabo Blvd NE, zoned MX-L [Section 14-16-4-2-1] **APPROVED**
16. VA-2018-00038 Project#
PR-2018-
001306 Robert and Laura Norman request a variance of 4 ft to the minimum required 10 ft side yard setback and a variance of 171/2 ft to the minimum required 25 ft rear yard setback for Lot 3-P1, Villa Plaza Vieja, located on 2704 Corte Mirabal RD NW, zoned R-A [Section 14-16-5-1] **APPROVED**