HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, January 16, 2018 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
Suzie Sanchez, 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-80242 Project# 1011407  
   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)

2. 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 boundaries 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)

3. 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 Corridor 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)
4. Project# 1011415

ARNOLDO HERNANDEZ requests a special exception to Section 14-16-3-19(A)(3)(a) : a VARIANCE of 3 ft to the maximum 3 ft height to allow a 6 ft fence/wall within 5 ft of the public right-of-way for all or a portion of Lot 205B4, MRGCD Map 37 zoned SU-2 C-3, located on 415 LOMAS BLVD NE (J-14)

5. Project# 1011438

AIPAT, LLC (THOMAS BRIONES OR CHRISTOPHER JARAMILLO, AGENT) requests a special exception to Section 14-16-3-19(A)(3)(a) : a VARIANCE of 3 feet to the 3 foot maximum fence height within 5 feet of the public right of way for all or a portion of Lot A-2, ABO Kasserman addn zoned P, located on 4057 MONTGOMERY BLVD NE (F-17)

6. Project# 1011440

CAMEL ROCK DEVELOPMENT LLC & SKARGARD GORDON & PATIENCE PYE (TIERRA WEST, LLC, AGENT) requests a special exception to Section 14-16-2-23(A) / pg 27 (a)(2) North I-25 SDP and 14-16-2-16(B)(7) : a CONDITIONAL USE to allow dwelling units in an SU-2 RC zone on a proposed new lot for all or a portion of Lot 28,29,30,5A, Block 11, Tract(s) A, North Albuquerque Acres zoned SU-2 C-1 or SU-2 RC, located on 6451 PALOMAS AV NE (D-18)

7. Project# 1011440

CAMEL ROCK DEVELOPMENT LLC & SKARGARD GORDON & PATIENCE PYE (TIERRA WEST, LLC, AGENT) requests a special exception to Section 14-16-2-23(A) / pg 28 (c) North I-25 SDP and 14-16-3-1(A)(24) : a VARIANCE of 80 to the required 300 off street parking spaces required to allow a proposed new building for all or a portion of Lot 28,29,30,5A, Block 11, Tract(s) A, North Albuquerque Acres zoned SU-2 C-1 or SU-2 RC, located on 6451 PALOMAS AV NE (D-18)

NEW BUSINESS:

8. Project# 1011442

DR. SUZANNE LOPEZ (Project# 1011442, AGENT) requests a special exception to Section 14-16-3-3(B)(2)(e) : a VARIANCE of 3ft 7in to the required 10ft separation between a dwelling and an accessory structure for all or a portion of Lot 1, Block 15, Academy Estates Unit 4 zoned R-1, located on 9100 LUNA DEL ORO RD NE (F-20)

9. Project# 1011447

JOSE CARRILLO (Project# 1011447, AGENT) requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL use to allow a carport in the front yard setback for all or a portion of Lot 13-14A, Block 2, Mayflower Heights zoned R-1, located on 125 55TH ST SW (K-11)

10. Project# 1011449

ROBERT HABIGER & LYNN ELLEN DOXON (Project# 1011449, AGENT) requests a special exception to Section 14-16-2-6(B)(1) : a CONDITIONAL USE to allow an accessory living quarters for all or a portion of Lot 18A, Block 1, White Oak Addition zoned R-1, located on 2101 VALENCIA DR NE (J-18)

11. Project# 1011450

VICTORIA E. MARTIN (Project# 1011450, AGENT) requests a special exception to Section 14-16-2-18(B)(8) : a CONDITIONAL use to allow outdoor vehicle storage for all or a portion of Lot A1, Roadrunner Investors zoned C-3, located on 4901 MCLEOD RD NE (F-17)

12. Project# 1011452

CHRISTOPHER LEACH (Project# 1011452, AGENT) requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow a proposed carport in the required front setback for all or a portion of Lot 11, Block 14, Miramontes Park Unit 1 Browns -- JE zoned R-1, located on 2625 CARDENAS DR NE (H-18)

13. Project# 1011453

SUSAN PETRECCA (Project# 1011453, AGENT) requests a special exception to Section 14-16-2-6(B)(11) : a CONDITIONAL USE to allow a second kitchen within a house for all or a portion of Lot 16, Block 1, Montoya Addn zoned R-1, located on 2313 EDNA AV NW (J-12)
14. 17ZHE-80278 Project# 1011457 MATHEW LEYVA (Project# 1011457, AGENT) requests a special exception to Section 14-16-2-6(E)(1) : a VARIANCE request of 2 ft 11 inches to the required 5 ft side yard setback for all or a portion of Lot 10, Block 18, INEZ ADDN zoned R-1, located on 7711 EUCLID AVE NE (H-19)

15. 17ZHE-80279 Project# 1011458 ARGUS JEFFERSON PARTNERS LLC (Project# 1011458, AGENT) requests a special exception to Section 14-16-2-20(B)5 : CONDITIONAL USE to allow for Retail uses to include drive-thru for all or a portion of Lot 1, Independence Square zoned M-1, located on 6707 JEFFERSON ST NE (E-17)

16. 17ZHE-80280 Project# 1011458 ARGUS JEFFERSON PARTNERS LLC (Project# 1011458, AGENT) requests a special exception to Section 14-16-2-20(B)5 : CONDITIONAL USE to allow for Retail uses to include drive-thru for all or a portion of Lot 2, Independence Square zoned M-1, located on 6711 JEFFERSON ST NE (E-17)

17. 17ZHE-80281 Project# 1011461 WYOMING PLACE ASSOCIATES LLC (Project# 1011461, AGENT) requests a special exception to Section 14-16-3-10(G)(1) : a VARIANCE of 8 trees to the required 8 street trees as per the approved site plan, for all or a portion of Lot A3, Academy Estates Unit 2 zoned R-3, located on 5222 WYOMING BLVD NE (F-20)

18. 17ZHE-80282 Project# 1011471 MCLEOD LLC (Project# 1011471, AGENT) requests a special exception to Section 14-16-3-1(A) (27) : a VARIANCE of 31 parking spaces to the required 71 parking spaces for allowed retail use in an M-1 zone for all or a portion of Lot 1A, Penny - Norris Margaret zoned M-1, located on 4936 PAN AMERICAN EAST FRWY (F-17)

19. 17ZHE-80283 Project# 1011472 CALVARY ALBUQUERQUE INC (Project# 1011472, AGENT) requests a special exception to Section 14-16-2-17(B)(3) : CONDITIONAL USE to allow a church in a C-2 zone for all or a portion of Lot 5-A-1-A, Block 0000, Lands of Joel P Taylor zoned C-2 (SC), located on 6051 WINTER HAVEN RD NW (E 12)

20. 17ZHE-80284 Project# 1011473 CORE CAPITAL FUNDING LLC (Project# 1011473, AGENT) requests a special exception to Section 14-16-3-19(A)(3)(a) : a VARIANCE of 3 feet to the required 3 foot wall height within five feet of public street right-of-way for all or a portion of Lot 63A2A1B, MRGCD Map 31 zoned C-1, located on 1711 GRIEGOS RD NW (F-13)