HEARING ON SPECIAL EXCEPTIONS TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER’S ACTION SHEET

MONDAY, JULY 23, 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
Stan Harada, Esq., Zoning Hearing Examiner
Lorena Patten-Quintana, ZHE Planner
Suzie Sanchez, 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:
Stan Harada, 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:
1. 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 (E-11) CONTINUED TO 8-21-18

2. 18ZHE-80100  Project# 1011610  Alfredo Sandoval 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 25, Block 5, Northridge Addn UNIT 1 zoned R-1, located on 8234 Northridge Ave NE (F-19)

NEW BUSINESS:
3. 18ZHE-80129  Project# 1011640  Russell Wynn requests a variance of 2 ft 11 inches to the allowed 8 ft wall height in the rear yard setback of Lot 12, Block 20, Loma Del Norte Addn Unit 7, located on 8209 Curry Ave NE, zoned R-1[Section 14-16-3-19(A)(1)(a)] APPROVED

4. 18ZHE-80130  Project# 1011643  Lisa Curtis requests a variance of 10 ft to the required 10 ft from the public right-of-way for a freestanding sign for Lot 20, Block 9, Original Town Site of Albuquerque, located on 215 Central Ave NW, zoned SU-3 [Section 14-16-3-5(C)(2)(b)] APPROVED
5. **VA-2018-00004**  
**Project#** PR-2018-001159  
Floyd P. Hale requests a conditional use to allow an accessory living quarters for Lot 11, Block 27, Bel Air Subdivision, located on 2704 Adams ST NE, zoned R1-Section 14-16-2-6(B)(1) **APPROVED WITH CONDITIONS**

6. **VA-2018-00007**  
**Project#** PR-2018-001167  
John Babineaux requests a conditional use to allow a carport in the corner side yard of Lot 11, Block 4, Cibola Village, located on 4004 Cibola Village DR NE, zoned R1-Section 14-16-2-6(B)(3) **APPROVED WITH CONDITIONS**

7. **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-Section 14-16-4-2 **CONTINUED TO 8-21-18**

8. **VA-2018-00016**  
**Project#** PR-2018-001229  
Thomas Montano requests a variance of 3 ft to the 15 ft building height for an 18 ft accessory building on Lot 2, Block 1, Saddle Ridge Unit 2, located on 5900 Equestrian DR NW, zoned R1-Section 14-16-3-3(B)(2)(a) **APPROVED**

9. **VA-2018-00017**  
**Project#** PR-2018-001232  
Randy Schmille requests a variance of 63 ft to the maximum 15 ft front yard setback for Lot 13-14, Block 15, Zuni Addn, located on 7212 Menaul Blvd NE, zoned MX-M Section 14-16-5-1-D **APPROVED**

10. **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)] **CONTINUED TO 8-21-18**

11. **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)] **CONTINUED TO 8-21-18**