HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S ACTION SHEET

TUESDAY, February 20, 2018 10:00 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.

INTERPRETER REQUIRED:
1. *IR* 18ZHE-80006 Project# 1011494 MARTIN MEDINA requests a special exception to Section 14-16-2-9(B) and 14-16-2-6(B)(14)(a): a CONDITIONAL USE to allow an existing 5 foot wall in the required front yard setback for all or a portion of Lot 1-P1, Block 21, El Rancho Grande 1 Unit 5A zoned R-T, located on 8500 BAY MARE AVE SW (M-9) APPROVAL WITH CONDITIONS

OLD BUSINESS:
2. 17ZHE-80283 Project# 1011472 CALVARY ALBUQUERQUE INC (DEVIN CANNADY, 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, Lands of Joel P Taylor zoned C-2 (SC), located on 6051 WINTER HAVEN RD NW (E 12) APPROVAL WITH CONDITIONS
3. 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) APPROVAL WITH CONDITIONS
4. 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) APPROVAL WITH CONDITIONS

5. 17ZHE-80272  Project# 1011442  DR. SUZANNE LOPEZ 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) DENIED

6. 17ZHE-80282  Project# 1011471  MCLEOD LLC (ANGELA WILLIAMSON, AGENT) requests a special exception to Section 14-16-3-1(A) (27): a VARIANCE of 31 parking spaces to the required 271 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) WITHDRAWN

7. 17ZHE-80284  Project# 1011473  CORE CAPITAL FUNDING LLC (VENUS SANFORD, 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) APPROVED

NEW BUSINESS:

8. 17ZHE-80285  Project# 1011482  MARY BOLTON-KOPPENHAVER (AUSTIN'S CARPORTS, AGENT) requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow a carport in the required front setback for all or a portion of Lot 2, Block 3, Broadmoor Addn zoned R-1, located on 332 SIERRA PL NE (K-17) WITHDRAWN

9. 17ZHE-80286  Project# 1011483  MAGGIE SEELEY (GREG SUCHOCKI, AGENT) requests a special exception to Section 14-16-2-6(B)(1): CONDITIONAL USE to allow for accessory living quarters in an R-1 zone for all or a portion of Lot 21, Block 52, University Heights zoned R-1, located on 407 AMHERST DR NE (K-16) DEFERRED

10. 17ZHE-80287  Project# 1011486  SCHMIDT GERTRUDE ZACHARY TRUSTEE SCHMIDT TRUST (ED PASCHICH, AGENT) requests a special exception to Section 14-16-2-23(A) and pg. 92 (D)(1) / DNA: a VARIANCE of 272 square feet to the 5,000 required to allow 3 proposed new lots out of 4 existing lots for lot 18 and a portion of Lot 17 for all or a portion of lots 15,16,17,18, Block 41, Perea Addn zoned SU-2 DNA-SF, located on 723 14TH ST NW (J-13) APPROVED

11. 17ZHE-80288  Project# 1011486  SCHMIDT GERTRUDE ZACHARY TRUSTEE SCHMIDT TRUST (ED PASCHICH, AGENT) requests a special exception to Section 14-16-2-23(A) and pg. 92 DNA (A)(1) / 14-16-2-6(D)(2)(a)(2): a VARIANCE of 17ft to the 50ft lot width to allow 3 proposed new lots out of 4 existing lots for lot 18 and a portion of Lot 17 for all or a portion of Lots 15,16,17,18, Block 41, Perea Addn zoned SU-2 DNA-SF, located on 723 14TH ST NW (J-13) APPROVED

12. 18ZHE-80024  Project# 1011486  SCHMIDT GERTRUDE ZACHARY TRUSTEE SCHMIDT TRUST (ED PASCHICH, AGENT) requests a special exception to Section 14-16-2-23(A) and pg. 92 (D)(1) / DNA: a VARIANCE of 272 square feet to the 5,000 required to allow 3 proposed new lots out of 4 existing lots for a portion of lot 17 and a portion of lot 16 for all or a portion of Lots 15,16,17,18, Block 41, Perea Addn zoned SU-2 DNA-SF, located on 723 14TH ST NW (J-13) APPROVED
13. **18ZHE-80025 Project**
   **1011486**
   SCHMIDT GERTRUDE ZACHARY TRUSTEE SCHMIDT TRUST (ED PASCHICH, AGENT) requests a special exception to Section 14-16-2-23(A) and pg. 92 (D)(1) / DNA: a VARIANCE of 272 square feet to the 5,000 required to allow 3 proposed new lots out of 4 existing lots for a portion of lot 16 and lot 15 for all or a portion of Lots 15, 16, 17, 18, Block 41, Perea Addn zoned SU-2 DNA-SF, located on **723 14TH ST NW (J-13)** APPROVED

14. **18ZHE-80027 Project**
   **1011486**
   SCHMIDT GERTRUDE ZACHARY TRUSTEE SCHMIDT TRUST (ED PASCHICH, AGENT) requests a special exception to Section 14-16-2-23(A) and pg. 92 DNA (A)(1) / 14-16-2-6(D)(2)(a)(2): a VARIANCE of 17ft to the 50ft lot width to allow 3 proposed new lots out of 4 existing lots for a portion of lot 17 and a portion of lot 16 for all or a portion of Lots 15, 16, 17, 18, Block 41, Perea Addn zoned SU-2 DNA-SF, located on **723 14TH ST NW (J-13)** APPROVED

15. **18ZHE-80028 Project**
   **1011486**
   SCHMIDT GERTRUDE ZACHARY TRUSTEE SCHMIDT TRUST (ED PASCHICH, AGENT) requests a special exception to Section 14-16-2-23(A) and pg. 92 DNA (A)(1) / 14-16-2-6(D)(2)(a)(2): a VARIANCE of 17ft to the 50ft lot width to allow 3 proposed new lots out of 4 existing lots for a portion of lot 16 and lot 15 for all or a portion of Lots 15, 16, 17, 18, Block 41, Perea Addn zoned SU-2 DNA-SF, located on **723 14TH ST NW (J-13)** APPROVED

16. **17ZHE-80289 Project**
   **1011488**
   NORA MONTANO requests a special exception to Section 14-16-2-6(B)(1): a CONDITIONAL USE to allow an accessory living quarters in an R-1 zone for all or a portion of Lot 14, Block 6, High Range at Taylor Ranch 1 zoned R-1, located on **5912 OPEN SKY DR NW (D-11)** APPROVED

17. **18ZHE-80001 Project**
   **1011490**
   BRETT BLANCHARD (RBA ARCHITECTURE, AGENT) requests a special exception to Section 14-16-2-16(B)(6): a CONDITIONAL USE to allow a drive up service window in a C-1 zone for all or a portion of Lot B GIBSON & MILES AREA, WOODWARD -- HUGH B zoned C-1, located on **1400 GIBSON BLVD SE (L15)** APPROVAL WITH CONDITIONS

18. **18ZHE-80002 Project**
   **1011491**
   THAKUR ENTERPRISES, LLC (CONSENSUS PLANNING, AGENT) requests a special exception to Section 14-16-2-20(C)(1): a VARIANCE of 9 feet to the required 36 foot height to allow for a 45 foot high building in an M-1 zone for all or a portion of Lot Unplatted, Unplatted / Standard Truck Plaza zoned M-1, located on **1901 MENUAL BLVD NE (H-15)** APPROVED

19. **18ZHE-80003 Project**
   **1011491**
   THAKUR ENTERPRISES, LLC (CONSENSUS PLANNING, AGENT) requests a special exception to Section 14-16-2-20(B)(5): CONDITIONAL USE to allow for the retailing of self storage units in an M-1 zone for all or a portion of Lot Unplatted, Unplatted / Standard Truck Plaza zoned M-1, located on **1901 MENUAL BLVD NE (H-15)** APPROVED

20. **18ZHE-80004 Project**
   **1011492**
   MARK AND CAROL LANGSFIELD (RBA ARCHITECTURE-RICK BENNETT, AGENT) requests a special exception to Section 14-16-2-6(E)(1): a VARIANCE of 17 feet to the 20 foot front yard setback required for all or a portion of Lot 5, Block 7, Sunset Terrace zoned R-1, located on **1029 VASSAR DR NE (J-16)** APPROVED

21. **18ZHE-80005 Project**
   **1011493**
   DOUG ADAMS (RBA ARCHITECTURE-RICK BENNETT, AGENT) requests a special exception to Section 14-16-2-20(B)(5): a CONDITIONAL USE to allow retail to include drive-thru windows for on and off premises food consumption for all or a portion of Lot 1-A, Block 48, SKYLINE HEIGHTS zoned SU-2 / M-1, located on **401 EUBANK BLVD SE (L20)** APPROVED

22. **18ZHE-80007 Project**
   **1011495**
   CANNADY SELF STORAGE SOLUTIONS LLC (CANNADY ARCHITECT STUDIO, AGENT) requests a special exception to Section 14-16-3-9(A)(3)(a): a VARIANCE of 5ft to the allowable 3ft wall height within 5ft of a public right of way for all or a portion of Lot B1, MARIPOSA SQUARE zoned C-1, located on **99999 LADERA DR NW (H-10)** APPROVAL WITH CONDITIONS
23. **18ZHE-80008** Project# 1011496   
JOE TAPIA (RICHARD SCHALK, AIA, AGENT) requests a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 6 feet 9 inches to the required 10 foot separation from an existing accessory structure to a dwelling for all or a portion of Lot 28, Block 25A, Elder Homestead Addn zoned R-3, located on 6404 EASTERN AVE SE (L-18) APPROVED

24. **18ZHE-80009** Project# 1011496   
JOE TAPIA (RICHARD SCHALK, AIA, AGENT) requests a special exception to Section 14-16-3-10(E)(7)(b): a VARIANCE of 6 ft to the required 6 ft side landscape buffer required for all or a portion of Lot 28, Block 25A, Elder Homestead Addn zoned R-3, located on 6404 EASTERN AVE SE (L-18) APPROVED

25. **18ZHE-80010** Project# 1011497   
JOE GARCIA (PIERRE GONZALES, AGENT) requests a special exception to Section 14-16-2-6(E)(1): a VARIANCE of 14 ft 6 in to the required front yard setback of 20 ft for all or a portion of Lot 5, Block 1, Glenway Park Addn zoned R-1, located on 1836 PROSPECT AVE NW (H-13) APPROVED

26. **18ZHE-80011** Project# 1011498   
LAVROVA OLGA requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 3ft to the allowable 3ft wall height within the front yard setback for all or a portion of Lot 2, Block 3, Sandia Plaza zoned R-1, located on 4807 GRANDE DR NW (F-14) DEFERRED

27. **18ZHE-80012** Project# 1011499   
ALEXANDRIA PADILLA requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 1ft 10in to the allowed 3ft in the front yard setback for all or a portion of Lot 2, Block 9, SKYVIEW WEST AMENDED REPLAT zoned R-1, located on 7524 FORSYTHE RD SW (K-10) DEFERRED

28. **18ZHE-80013** Project# 1011500   
ALLEN MINER; CIC, LLC (JEREMY ORTIZ / ARCHIS DESIGN LLC, AGENT) requests a special exception to Section 14-16-2-17(B)(18): a CONDITIONAL USE to allow the retail sale of alcoholic drinks for consumption off premises for all or a portion of Lot 1A, Block 2A, Vista Larga zoned C-2, located on 2800 INDIAN SCHOOL RD NE (H-16) APPROVAL WITH CONDITIONS

29. **18ZHE-80014** Project# 1011500   
ALLEN MINER; CIC, LLC (JEREMY ORTIZ / ARCHIS DESIGN LLC, AGENT) requests a special exception to Section 14-16-2-17(B)(19): a CONDITIONAL USE to allow a retail business in which products may be manufactured for all or a portion of Lot 1A, Block 2A, Vista Larga zoned C-2, located on 2800 INDIAN SCHOOL RD NE (H-16) APPROVAL WITH CONDITIONS

30. **18ZHE-80016** Project# 1011500   
ALLEN MINER; CIC, LLC (JEREMY ORTIZ / ARCHIS DESIGN LLC, AGENT) requests a special exception to Section 14-16-3-1(A)(26): a VARIANCE of 5 off street parking spaces to the required 21 to allow a proposed change of use for all or a portion of Lot 1A, Block 2A, Vista Larga zoned C-2, located on 2800 INDIAN SCHOOL RD NE (H-16) APPROVAL WITH CONDITIONS