



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, NOVEMBER 18, 2014 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

Joshua J. Skarsgard, Esq., Zoning Hearing Examiner
Randall Falkner, Planner
Christa Wagner, Administrative Assistant

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

PLEASE ADDRESS ALL CORRESPONDENCE TO:

Joshua J. Skarsgard, Esq.
Office of Administrative Hearings
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 Christa Wagner at (505) 924-3894.*

INTERPRETER REQUIRED:

- | | | | |
|----|-------------------------|-------------------------|--|
| 1. | *IR* 14ZHE-80226 | Project# 1010224 | DAVID MYERS 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 20, Block 2, BRISTER STRIPE ADDN zoned R-1, located on 1524 SAN CLEMENTE AV NW (F-13) |
|----|-------------------------|-------------------------|--|

NEW BUSINESS:

- | | | | |
|----|--------------------|-------------------------|---|
| 2. | 14ZHE-80269 | Project# 1010255 | MICHAEL GAILLOUR EMBARGO LLC (JAMES B CLARK, AGENT) requests a special exception to Pg 38 SEC E. 5 of the North I-25 SP: a VARIANCE of 32" to the required 18" letter height for a building mounted sign for all or a portion of Lot 3, RICHFIELD PARK zoned SU-2 IP or SU-2 NC, located on 4509 ALAMEDA BLVD NE (C-17) |
| 3. | 14ZHE-80271 | Project# 1010255 | MICHAEL GAILLOUR EMBARGO LLC (JAMES B CLARK, AGENT) requests a special exception to Pg 38 SEC E.7 of the North I-25 SP: a VARIANCE of 41 sq ft to the required 8 sq ft logo for a building mounted sign for all or a portion of Lot 3, RICHFIELD PARK zoned SU-2 IP or SU-2 NC, located on 4509 ALAMEDA BLVD NE (C-17) |

OLD BUSINESS:

4. **14ZHE-80149** **Project#** **STEPHEN SALETTA** requests a special exception to Section 14-16-2-20(B)(5): a CONDITIONAL USE to allow a proposed coffee kiosk with drive up window for all or a portion of Lot RA-1, MENAUL DEVELOPEMENT AREA zoned M-1, located on **2007 CANDELARIA RD NE** (H-15)
5. **14ZHE-80198** **Project#** **MARIA ELENA MAESTAS** requests a special exception to Section 14-16-2-6(E)(5)(a): a VARIANCE request of 10' to the required 15' rear yard setback to allow a proposed new construction for all or a portion of Lot 38-P1, CANDELARIA VILLAGE zoned R-1, located on **1459 VALLE LA NW** (G-13)
6. **14ZHE-80199** **Project#** **MARIA ELENA MAESTAS** requests a special exception to Section 14-16-2-6(D)(2)(a)(2): a VARIANCE request of 8' to the required 50' width to allow a proposed lot for all or a portion of Lot 38-P1, CANDELARIA VILLAGE zoned R-1, located on **1459 VALLE LA NW** (G-13)
7. **14ZHE-80203** **Project#** **FORREST EVANS** requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE request of 3' to the 3' maximum height allowed for an existing fence in the required front yard setback area for all or a portion of Lot 5A, SIERRA VISTA ADDN zoned R-1, located on **2825 SIERRA VISTA ST SW** (H-13)
8. **14ZHE-80221** **Project#** **EDIK MANUKYAN** requests a special exception to Section 14-16-2-6(B)(14)(a)(2): a CONDITIONAL USE for a proposed 4' wall with gates in the required front setback for all or a portion of Lot 3, Block 11, BEL-AIR zoned R-1, located on **2437 PALOMAS DR NE** (H-18)
9. **14ZHE-80214** **Project#** **JOEY OR SILVIA VELASQUEZ** requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 3' to allow a 6' wrought iron fence in the required front yard setback for all or a portion of Lot M, Block 1, OSAGE ADDN NO. 4 zoned R-1, located on **147 LA MEDIA RD SW** (K-12)
10. **14ZHE-80215** **Project#** **JOEY OR SILVIA VELASQUEZ** requests a special exception to Section 14-16-3-19(A)(2)(b): a CONDITIONAL USE to allow an existing 6' wall in the side yard which is contiguous to a front yard for all or a portion of Lot M, Block 1, OSAGE ADDN NO. 4 zoned R-1, located on **147 LA MEDIA RD SW** (K-12)

NEW BUSINESS:

11. **14ZHE-80249** **Project#** **SILVIA VELASQUEZ** requests a special exception to Section 14-16-2-6(E)(5)(a): a VARIANCE request of 2' to the minimum 15' rear yard setback requirement for an existing addition for all or a portion of Lot M, Block 1, OSAGE ADDN NO. 4 zoned R-1, located on **147 LA MEDIA RD SW** (K-12)
12. **14ZHE-80227** **Project#** **ANDRES ROSALES** requests a special exception to Section 14-16-2-25(B)(9)(b): a VARIANCE request of 4 signs to allow 6 existing signs in the H-1 zone for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on **413 ROMERO ST NW** (J-13)
13. **14ZHE-80228** **Project#** **ANDRES ROSALES** requests a special exception to Section 14-16-2-25(B)(9)(c)(1): a VARIANCE request of 2.3 sq ft to allow an existing sign of 10.3 sq ft (sign#1) for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on **413 ROMERO ST NW** (J-13)
14. **14ZHE-80229** **Project#** **ANDRES ROSALES** requests a special exception to Section 14-16-2-25(B)(9)(c)(1): a VARIANCE request of 5.1 sq ft to allow an existing sign of 13.1 sq ft (sign#2) for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on **413 ROMERO ST NW** (J-13)
15. **14ZHE-80230** **Project#** **ANDRES ROSALES** requests a special exception to Section 14-16-2-25(B)(9)(c)(1): a VARIANCE request of 4.8 sq ft to allow an existing sign of 12.8 sq ft (sign#3) for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on **413 ROMERO ST NW** (J-13)

16. **14ZHE-80231** **Project#** **ANDRES ROSALES** requests a special exception to Section 14-16-2-25(B)(9)(c)(1): a VARIANCE request of 5.3 sq ft to allow an existing sign of 13.3 sq ft (sign#4) for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on **413 ROMERO ST NW** (J-13)
1010232
17. **14ZHE-80232** **Project#** **ANDRES ROSALES** requests a special exception to Section 14-16-2-25(B)(9)(d): a VARIANCE request of 2' 10" to allow an existing sign to exceed the height of the facade (sign#2) for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on **413 ROMERO ST NW** (J-13)
1010232
18. **14ZHE-80233** **Project#** **ANDRES ROSALES** requests a special exception to Section 14-16-2-25(B)(9)(d): a VARIANCE request of 2' to allow an existing sign to exceed the height of the facade (sign#3) for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on **413 ROMERO ST NW** (J-13)
1010232
19. **14ZHE-80234** **Project#** **ANDRES ROSALES** requests a special exception to Section 14-16-2-25(B)(9)(d): a VARIANCE request of 2' 4" to allow an existing sign to exceed the height of the facade (sign#4) for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on **413 ROMERO ST NW** (J-13)
1010232
20. **14ZHE-80235** **Project#** **ANDRES ROSALES** requests a special exception to Section 14-16-3-5(C)(2)(a): a VARIANCE of 3'6" to the 12' height requirement for a sign that is less than 12' above ground over public right-of-way for all or a portion of Lot A, Block B, TORRES VIGIL & ZAMORA zoned H-1, located on **413 ROMERO ST NW** (J-13)
1010232
21. **14ZHE-80236** **Project#** **SHIPMAN, MARIE (THE HILLTOP LANDSCAPING, AGENT)** requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE request of 3' to allow a proposed 6' block wall in the front setback area for all or a portion of Lot 3, Block 63, PARKLAND HILLS ADDN zoned R-1, located on **1009 ADAMS ST SE** (L-17)
1010234
22. **14ZHE-80237** **Project#** **FRANK MARQUEZ** requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow an existing carport in the front yard setback area for all or a portion of Lot 8, Block G, KIRTLAND ADDN UNIT 2 zoned R-1, located on **1609 ALAMO AVE SE** (M-15)
1010238
23. **14ZHE-80238** **Project#** **TERRY MAYFIELD** requests a special exception to Section 14-16-2-6(B)(5): a CONDITIONAL USE to allow a family daycare for all or a portion of Lot 30 and west 20' of Lot 29, Block 3, AZTEC ADDN UNIT 2 zoned R-1, located on **9209 SHOSHONE RD NE** (G-20)
1010240
24. **14ZHE-80239** **Project#** **RACHEL AND MARK RYAN** requests a special exception to Pg 107 Nob Hill Highland SDP and Sections 14-16-2-6(E)(3)(b) and 14-16-3-3(A)(3)(b): a VARIANCE request of 2'8" to the required 10' setback on a corner lot for a proposed addition for all or a portion of Lot 1, Block 19 and north 10' of Lot 2, MONTE VISTA ADDN zoned SFHD, located on **440 LAFAYETTE PL NE** (K-16)
1010241
25. **14ZHE-80240** **Project#** **DANTE VALORE** requests a special exception to Section 14-16-2-6(B)(7): a CONDITIONAL USE to allow medical massage and other healthcare services in a dwelling for all or a portion of Lot 4, Block 6, GARDNER ADDN zoned R-1, located on **4452 3RD STREET NW** (G-14)
1010243
26. **14ZHE-80241** **Project#** **JOSE AND THERESA LUCERO** requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow an existing carport in the front yard setback area for all or a portion of Lot 4, Block H, ZIA PUERTO SUBDIV zoned R-1, located on **1608 ALAMO AVENUE SE** (M-15)
1010244
27. **14ZHE-80242** **Project#** **KERRY SNELL** requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 3' to the allowed 3' wall height for and existing 6' wall in the front yard setback for all or a portion of Lot 19, Block 1, BEL AIR zoned R-1, located on **2942 TRUMAN ST NE** (H-17)
1010245

28. **14ZHE-80243** **Project#** **SCOTT LARDNER (FBT ARCHITECTS, AGENT)** requests a special exception to Section 14-16-3-10(E)(1): a VARIANCE request of 15% to the required 15% landscape requirement for a proposed new building for all or a portion of Lot A, Tract(s) A,B,C, NORTH SWITCHING ADDN zoned M-1, located on **4751 PAN AMERICAN FRWY NE (F-16)**
1010246
29. **14ZHE-80244** **Project#** **ANTHONY KLESERT** requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow a proposed carport in the front yard setback area for all or a portion of Lot 16, Block 16, HOLMBERGS zoned R-1, located on **929 ADAMS STREET NE (J-17)**
1010247
30. **14ZHE-80245** **Project#** **JOSEFITA MARQUEZ** requests a special exception to Section 14-16-2-6(B)(12): CONDITIONAL USE to allow for a shade structure in the rear yard for all or a portion of Lot 50, Block 41, KNOLLS OF PARADISE HILLS UNIT 2 zoned R-1, located on **4521 BAXTER CT NW (B-12)**
1010248
31. **14ZHE-80247** **Project#** **JOSEFITA MARQUEZ** requests a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 9' to the required 10' separation for an existing carport on the east side of the property for all or a portion of Lot 50, Block 41, KNOLLS OF PARADISE HILLS UNIT 2 zoned R-1, located on **4521 BAXTER CT NW (B-12)**
1010248
32. **14ZHE-80248** **Project#** **JOSEFITA MARQUEZ** requests a special exception to Section 14-16-2-6(E)(4)(a): a VARIANCE of 3' 5" to the required 5' side yard setback for an existing carport on the east side of the property for all or a portion of Lot 50, Block 41, KNOLLS OF PARADISE HILLS UNIT 2 zoned R-1, located on **4521 BAXTER CT NW (B-12)**
1010248

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #29

IF YOU ARE AGENDA ITEMS 29-54

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

33. **14ZHE-80250** **Project#** **JR MALOUFF/ MILLER FAMILY REAL ESTATE LLC (CONSENSUS PLANNING, AGENT)** requests a special exception to Pg. 38 E.1 of N. I-25 SP: a VARIANCE request of 2 wall signs to the maximum 2 allowed for proposed new building signage for all or a portion of Tract(s) A-1, AMERICAN TOYOTA zoned SU-2 SU-1 Auto Sales Serv Rep OR SU-2 RC, located on **5995 ALAMEDA BLVD NE (C-18)**
1010251
34. **14ZHE-80251** **Project#** **JR MALOUFF/ MILLER FAMILY REAL ESTATE LLC (CONSENSUS PLANNING, AGENT)** requests a special exception to Pg. 38 e.5 of N. I-25 SP: a VARIANCE request of 14" in height to the maximum 18" allowed for proposed new building signage "Toyota" for all or a portion of Tract(s) A-1, AMERICAN TOYOTA zoned SU-2 SU-1 Auto Sales Serv Rep or SU-2 RC, located on **5995 ALAMEDA BLVD NE (C-18)**
1010251
35. **14ZHE-80252** **Project#** **JR MALOUFF/ MILLER FAMILY REAL ESTATE LLC (CONSENSUS PLANNING, AGENT)** requests a special exception to Pg. 38 e.5 of N. I-25 SP: a VARIANCE request of 16" in width to the maximum 18" allowed for proposed new building signage "Toyota" for all or a portion of Tract(s) A-1, AMERICAN TOYOTA zoned SU-2 SU-1 Auto Sales Serv Rep or SU-2 RC, located on **5995 ALAMEDA BLVD NE (C-18)**
1010251

36. **14ZHE-80253** **Project# 1010251** **JR MALOUFF/ MILLER FAMILY REAL ESTATE LLC (CONSENSUS PLANNING, AGENT)** requests a special exception to Pg. 38 e.5 of N. I-25 SP: a VARIANCE request of 9" in height to the maximum 18" allowed for proposed new building signage "American" for all or a portion of Tract(s) A-1, AMERICAN TOYOTA zoned SU-2 SU-1 Auto Sales Serv Rep or SU-2 RC, located on **5995 ALAMEDA BLVD NE (C-18)**
37. **14ZHE-80254** **Project# 1010251** **JR MALOUFF/ MILLER FAMILY REAL ESTATE LLC (CONSENSUS PLANNING, AGENT)** requests a special exception to Pg. 38 e.5 of N. I-25 SP: a VARIANCE request of 9" in width to the maximum 18" allowed for proposed new building signage "American" for all or a portion of Tract(s) A-1, AMERICAN TOYOTA zoned SU-2 SU-1 Auto Sales Serv Rep or SU-2 RC, located on **5995 ALAMEDA BLVD NE (C-18)**
38. **14ZHE-80255** **Project# 1010251** **JR MALOUFF/ MILLER FAMILY REAL ESTATE LLC (CONSENSUS PLANNING, AGENT)** requests a special exception to Pg. 38 e.5 of N. I-25 SP: a VARIANCE request of 24" in width to the maximum 18" allowed for proposed new building signage "Scion" for all or a portion of Tract(s) A-1, AMERICAN TOYOTA zoned SU-2 SU-1 Auto Sales Serv Rep or SU-2 RC, located on **5995 ALAMEDA BLVD NE (C-18)**
39. **14ZHE-80256** **Project# 1010251** **JR MALOUFF/ MILLER FAMILY REAL ESTATE LLC (CONSENSUS PLANNING, AGENT)** requests a special exception to Pg. 38 e.7 of N. I-25 SP: a VARIANCE request of 61 sq ft to the maximum 8 sq ft allowed for proposed new building logo "Toyota" Symbol for all or a portion of Tract(s) A-1, AMERICAN TOYOTA zoned SU-2 SU-1 Auto Sales Serv Rep or SU-2 RC, located on **5995 ALAMEDA BLVD NE (C-18)**
40. **14ZHE-80257** **Project# 1010251** **JR MALOUFF/ MILLER FAMILY REAL ESTATE LLC (CONSENSUS PLANNING, AGENT)** requests a special exception to Pg. 38 e.7 of N. I-25 SP: a VARIANCE request of 2 sq ft to the maximum 8 sq ft allowed for proposed new building logo "Toyota" symbol, stand alone for all or a portion of Tract(s) A-1, AMERICAN TOYOTA zoned SU-2 SU-1 Auto Sales Serv Rep or SU-2 RC, located on **5995 ALAMEDA BLVD NE (C-18)**
41. **14ZHE-80258** **Project# 1010252** **JR MALOUFF/ MILLER FAMILY REAL ESTATE, LLC (CONSENSUS PLANNING, AGENT)** requests a special exception to Pg. 38 e. 1 of N. I-25 SP: a VARIANCE request of 2 wall signs to the maximum 2 allowed for proposed new building signage for all or a portion of Tract(s) B-1, AMERICAN TOYOTA zoned SU-2 SU-1 Auto Sales Serv Rep or SU-2 RC, located on **3000 ALAMEDA BLVD NE (C-18)**
42. **14ZHE-80259** **Project# 1010252** **JR MALOUFF/ MILLER FAMILY REAL ESTATE, LLC (CONSENSUS PLANNING, AGENT)** requests a special exception to Pg. 38 e. 5 of N. I-25 SP: a VARIANCE request of 14" in height to the maximum 18" allowed for proposed new building signage "Toyota" for all or a portion of Tract(s) B-1, AMERICAN TOYOTA zoned SU-2 SU-1 Auto Sales Serv Rep or SU-2 RC, located on **3000 ALAMEDA BLVD NE (C-18)**
43. **14ZHE-80260** **Project# 1010252** **JR MALOUFF/ MILLER FAMILY REAL ESTATE, LLC (CONSENSUS PLANNING, AGENT)** requests a special exception to Pg. 38 e. 5 of N. I-25 SP: a VARIANCE request of 16" in width to the maximum 18" allowed for proposed new building signage "Toyota" for all or a portion of Tract(s) B-1, AMERICAN TOYOTA zoned SU-2 SU-1 Auto Sales Serv Rep or SU-2 RC, located on **3000 ALAMEDA BLVD NE (C-18)**
44. **14ZHE-80261** **Project# 1010252** **JR MALOUFF/ MILLER FAMILY REAL ESTATE, LLC (CONSENSUS PLANNING, AGENT)** requests a special exception to Pg. 38 e. 5 of N. I-25 SP: a VARIANCE request of 9" in height to the maximum 18" allowed for proposed new building signage "American" for all or a portion of Tract(s) B-1, AMERICAN TOYOTA zoned SU-2 SU-1 Auto Sales Serv Rep or SU-2 RC, located on **3000 ALAMEDA BLVD NE (C-18)**

45. **14ZHE-80262** **Project# 1010252** **JR MALOUFF/ MILLER FAMILY REAL ESTATE, LLC (CONSENSUS PLANNING, AGENT)** requests a special exception to Pg. 38 e. 5 of N. I-25 SP: a VARIANCE request of 9" in width to the maximum 18" allowed for proposed new building signage "American" for all or a portion of Tract(s) B-1, AMERICAN TOYOTA zoned SU-2 SU-1 Auto Sales Serv Rep or SU-2 RC, located on **3000 ALAMEDA BLVD NE (C-18)**
46. **14ZHE-80263** **Project# 1010252** **JR MALOUFF/ MILLER FAMILY REAL ESTATE, LLC (CONSENSUS PLANNING, AGENT)** requests a special exception to Pg. 38 e. 5 of N. I-25 SP: a VARIANCE request of 24" in width to the maximum 18" allowed for proposed new building signage "Scion" for all or a portion of Tract(s) B-1, AMERICAN TOYOTA zoned SU-2 SU-1 Auto Sales Serv Rep or SU-2 RC, located on **3000 ALAMEDA BLVD NE (C-18)**
47. **14ZHE-80264** **Project# 1010252** **JR MALOUFF/ MILLER FAMILY REAL ESTATE, LLC (CONSENSUS PLANNING, AGENT)** requests a special exception to Pg. 38 e. 7 of N. I-25 SP: a VARIANCE request of 61 sq ft to the maximum 8 sq ft allowed for proposed new building logo "Toyota" symbol for all or a portion of Tract(s) B-1, AMERICAN TOYOTA zoned SU-2 SU-1 Auto Sales Serv Rep or SU-2 RC, located on **3000 ALAMEDA BLVD NE (C-18)**
48. **14ZHE-80265** **Project# 1010252** **JR MALOUFF/ MILLER FAMILY REAL ESTATE, LLC (CONSENSUS PLANNING, AGENT)** requests a special exception to Pg. 38 e. 7 of N. I-25 SP: a VARIANCE request of 2 sq ft to the maximum 8 sq ft allowed for proposed new building logo "Toyota" symbol stand alone for all or a portion of Tract(s) B-1, AMERICAN TOYOTA zoned SU-2 SU-1 Auto Sales Serv Rep or SU-2 RC, located on **3000 ALAMEDA BLVD NE (C-18)**
49. **14ZHE-80266** **Project# 1010253** **GLAD LLC (RICK BENNETT ARCHITECTS, 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 premise food consumption for all or a portion of Lot 1A, Block 48, SKYLINE HEIGHTS zoned SU-2 M-1, located on **401 EUBANK BLVD SE (L-20)**
50. **14ZHE-80267** **Project# 1010254** **ROBERT AND MARCEL OLAGUE** requests a special exception to Section 14-16-3-4(B)(4): expansion of a nonconforming use to allow a proposed addition of 225.4 sq ft to an existing 1286 sq ft duplex for all or a portion of Lot 1 and the westerly 4 feet of Lot 1-A, Block 5, MESA COURT ADDN zoned R-1, located on **3705 SMITH SE (I-17)**
51. **14ZHE-80268** **Project# 1010254** **ROBERT AND MARCEL OLAGUE** requests a special exception to Section 14-16-4-13: status established building review to allow an existing duplex for all or a portion of Lot 1 and the westerly 4 feet of Lot 1-A, Block 5, MESA COURT ADDN zoned R-1, located on **3705 SMITH SE (I-17)**
52. **14ZHE-80270** **Project# 1010256** **ERNEST MONTOYA (SUJAK THAKUR, AGENT)** requests a special exception to Sections 14-16-2-18(B)(1) and 14-16-2-17(B)(13): a CONDITIONAL USE to allow outdoor storage and activity for all or a portion of Tract(s) 2, FUNDAMENTALS INC zoned C-3, located on **1501 UNIVERSITY BLVD NE (J-15)**
53. **14ZHE-80272** **Project# 1010257** **ERNEST MONTOYA (SUJAK THAKUR, AGENT)** requests a special exception to Sections 14-16-2-18(B)(1) and 14-16-2-17(B)(13): a CONDITIONAL USE to allow outdoor storage and activity for all or a portion of UNPLATTED/HOSSMANN-HARRY L JR zoned C-3, located on **1501 UNIVERSITY BLVD NE (J-15)**
54. **14ZHE-80273** **Project# 1010258** **SKYE MORRIS DEVORE (TRACTOR BREWING COMPANY)** requests a special exception to Section 14-16-2-20(B)(5): a CONDITIONAL USE to allow retail sales of alcohol for off-premise consumption for all or a portion of Lot 1 thru 3, Block 1, MATTHEW ADDN zoned M-1 or SU-2 NFTOD, located on **1800 4TH STREET NW (H-14)**

55. **14ZHE-80274** **Project# 1010259** **COORS AND CENTRAL LLC (GARCIA/KRAMER & ASSOCIATES, AGENT)** requests a special exception to Pg. 83 (2) WR 66 SDP: a VARIANCE request of 5' to the required 15' landscape setback requirement for a proposed restaurant for all or a portion of Lot 2, TOWN OF ATRISCO GRANT/ALBERTSONS AT COORS SW zoned C-2, located on **6660 CENTRAL AV SW** (K-10)
56. **14ZHE-80275** **Project# 1010260** **BRITTNEY TURNBOUGH** requests a special exception to Pg 45, II. SU-2 LCR, South Broadway SDP and 14-16-3-19(A)(2)(a): a VARIANCE of 3' to the allowed 3' maximum height for a proposed wall in the front yard setback area for all or a portion of Lot 7, Block 30, HUNING HIGHLAND ADDN zoned SU-2 LCR, located on **608 COAL AVE SE** (K-14)
57. **14ZHE-80278** **Project# 1010264** **RICK RENNIE (HDIC THEATER BLOCK LLC, AGENT)** requests a special exception to Section 14-16-2-17(A)(10)(d)(2): a VARIANCE of 18' to the required 30' height requirement for 3 signs for all or a portion of Lot B1, ALVARADO TRANSPORTATION CENTER zoned SU-3 FOR ARTS AND ENTERTAINMENTS, located on **100 CENTRAL AVE SW** (K-14)
58. **14ZHE-80279** **Project# 1010264** **RICK RENNIE (HDIC THEATER BLOCK LLC, AGENT)** requests a special exception to Section 14-16-2-17(A)(10)(b)(1): a VARIANCE of 1 projecting signs to allow for 2 projecting signs on the allow street frontage for all or a portion of Lot B1, ALVARADO TRANSPORTATION CENTER zoned SU-3 FOR ARTS AND ENTERTAINMENTS, located on **100 CENTRAL AVE SW** (K-14)