



# ZONING HEARING EXAMINER'S AGENDA

TUESDAY, October 16, 2018 9:00 A.M.

PLAZA DEL SOL HEARING ROOM  
BASEMENT LEVEL  
600 SECOND STREET NW  
(ON THE NORTHEAST CORNER OF 2<sup>ND</sup> 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-2018-00053 | Project#<br>PR-2018-<br>001365 | Maria Hernandez requests a variance of 2 ft to the maximum 3 ft wall height in the front yard setback for Lot 6 P-1, Block 10, El Rancho Grande Unit 1, located 8228 Camino San Martin SW, zoned R-1A [Section 14-16-5-7(D)] |
| 2. VA-2018-00081 | Project#<br>PR-2018-<br>001451 | Raul Artalejo requests a variance of 3 ft 4 inches to the required 3 ft wall height in the front yard for Lot 477, Block 20, Atrisco Village Unit 2, located at 1424 Delgado Dr SW, zoned R-1C [Section 14-16-5-7(D)]        |

### NEW BUSINESS:

- |                  |                                |  |
|------------------|--------------------------------|--|
| 3. VA-2018-00085 | Project#<br>PR-2018-<br>001509 | Benjamin McElyea requests a variance of 2 feet to the required 3 ft wall height in the front yard and side yard for Lot 20, Block 89, Snow Heights Addn, located at 10800 Towner Ave NE, zoned R-MH [Section 14-16-5-7(D)] |
| 4. VA-2018-00088 | Project#<br>PR-2018-<br>001516 | Lee Rosner requests a variance of 3 ft to the max 3 ft wall in the front yard for Lot 2, Block 16, Roachs, located at 342 Washington St NE, zoned R-1B [Section 14-16-5-7(D)]  |

5. VA-2018-00089 Project# PR-2018-001517 Tim Rixel requests a variance of 5 feet to the max 3 ft wall height in the front yard for Lot 7, Block 25A, Elder Homestead Addn, located at 1218 San Pedro Dr SE, zoned MX-L [Section 14-16-5-7(D)]
6. VA-2018-00090 Project# PR-2018-001522 Veronica Martinez de Chaparro requests a conditional use to allow a family home daycare for Lot 11-P1, Block 24, El Rancho Grande, located at 8719 Stony Creek Rd SW, zoned R-T [Section 14-16-4-2 and 14-16-4-3(F)(7)]
7. VA-2018-00093 Project# PR-2018-001521 Kim Griffith requests a variance of 10 feet 6 inches to the required 15 foot rear yard setback for Lot 64, Thomas Village Patio Homes, located at 2825 Don Pancho Rd NW, zoned R-T [Section 14-16-5-1(C)(1)]
8. VA-2018-00094 Project# PR-2018-001524 Legacy Hospitality, LLC requests a variance of 8 ft to the 15 ft minimum required rear yard setback for Lot A2A2A, Park Square Addn, located at 6500 America's Parkway NE, zoned MX-H [Section 14-16-5-1(D)(1)]
9. VA-2018-00096 Project# PR-2018-001527 NM-811 Domingo Sanchez requests a variance of 3 ft to the 3 ft max wall height in the front yard for Lot G-2, Block 27, Mesa Village, located at 1021 Eubank NE, zoned MX-T [Section 14-16-5-7(D)]
10. VA-2018-00097 Project# PR-2018-001526 Village Creek Pearl LLC requests a variance of 3 ft the 3 ft max wall height in the front and street side yard for Lot D, Cagua Addn, located at 5600 Gibson SE, zoned R-ML [Section 14-16-5-7(D)]
11. VA-2018-00098 Project# PR-2018-001525 Maverik LLC requests a conditional use to allow for heavy vehicle sales, rental, fueling and repair for Lot L1A1, Atrisco Business Park, located at 551 Silver Creek Rd NW, zoned NR-BP [Section 14-16-4-2]
12. VA-2018-00100 Project# PR-2018-001333 Titan Nob Hill, LLC requests a variance of 3 feet to the required 3 foot wall height to allow for a 6 foot wall in the required street yard for Lot 1-19, Block 2, Mesa Grande Addn, located at 4101 and 4119 Central Ave NE, zoned MX-M [Section 14-16-5-7(D)]
13. VA-2018-00105 Project# PR-2018-001333 Titan Nob Hill, LLC requests a variance of 38% to the required 60% of the ground floor façade facing Montclair Dr. NE for Lot 1-19, Block 2, Mesa Grande Addn, located at 4101 and 4119 Central Ave NE, zoned MX-M [Section 14-16-3-4(I)]
14. VA-2018-00109 Project# PR-2018-001333 Titan Nob Hill, LLC requests a variance of 55% to the required 60% for ground floor façade facing Sierra Dr NE for Lot 1-19, Block 2, Mesa Grande Addn, located at 4101 and 4119 Central Ave NE, zoned MX-M [Section 14-16-3-4(I)]
15. VA-2018-00110 Project# PR-2018-001333 Titan Nob Hill, LLC requests a variance of 15% to the required 20% façade window and door requirements for the second story and above for the east side of the building on Sierra Dr NE for Lot 1-19, Block 2, Mesa Grande Addn, located at 4101 and 4119 Central Ave NE, zoned MX-M [Section 14-16-3-4(I)]
16. VA-2018-00111 Project# PR-2018-001541 Art Gardenswartz requests a variance of 60 sq ft to the allowed 75 sq ft sign for Lot A, Alameda West, located at 10131 Coors Blvd NW, zoned NR-C [Section 14-16-3-4-(C)(5)(f)]