



ZONING HEARING EXAMINER'S ACTION SHEET

TUESDAY, August 20, 2019 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)

*Stan Harada, Esq., Zoning Hearing Examiner
Lorena Patten-Quintana, ZHE Planner
Suzie Sanchez, ZHE Administrative Assistant*

For Inquiries Regarding This Agenda, Please Call The 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 NEEDED:**

- | | | |
|------------------|--------------------------------|---|
| 1. VA-2019-00205 | Project#
PR-2019-
002520 | Patricia Lopez requests a variance of 3 ft to the allowed encroachment of 3 ft from side lot line for a shade structure for Lot A1, La Vida Nueva Replat of TRC, located at 219 La Vida De Jean SW, zoned R-T [Section 14-16-5-1-F] DENIED |
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OLD BUSINESS:

- | | | |
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| 2. VA-2019-00162 | Project#
PR-2019-
002380 | Murphy Oil USA, Inc. requests a conditional use to allow liquor retail for Lot 2, Block 1, Atrisco Land Grant, located at 99999 Central Ave SW, zoned NR-C [Section 14-16-4-3(D)(36)] DENIED |
| 3. VA-2019-00163 | Project#
PR-2019-
002380 | Murphy Oil USA, Inc. requests a conditional use to allow liquor retail for Lot 1-A, Block 1, Atrisco Land Grant, located at located at 99999 Central Ave SW, zoned NR-C [Section 14-16-4-3(D)(36)] DENIED |

NEW BUSINESS:

4. VA-2019-00184 Project#
PR-2019-
002463 LLR Development requests a conditional use to allow artisan manufacturing on Lot 1C, Eden Lands, located at 1000 Gabaldon RD NW, zoned MX-T [Section 14-16-4-2] **APPROVED WITH CONDITIONS**
5. VA-2019-00202 Project#
PR-2019-
002507 Kallison Ranch of Virginia Limited Partnership LLP requests a variance of 10 ft to the required 20 ft front yard setback for Lot B6, Cottonwood Corners, located at 3801 Ellison DR NW, zoned NR-BP [Section 14-16-5-1-E(1)] **APPROVED**
6. VA-2019-00206 Project#
PR-2019-
002524 Salem Islar requests a variance of 5 ft to the required 5 ft garage setback from front façade for Lot 7, Block 7, Volcano Cliffs Unit 2, located at 7911 Kibo DR NW, zoned R-1D [Section 14-16-3-4(M)(5)(c)] **APPROVED WITH CONDITIONS**
7. VA-2019-00207 Project#
PR-2019-
002525 Jane McIntyre requests a variance of 3 ft to the 3 ft maximum wall height for Lot 19, Block 9A, Academy Estates Unit 3, located at 8810 Spain RD NE, zoned R-T [Section 14-16-5-7(D)] **APPROVED WITH CONDITIONS**
8. VA-2019-00208 Project#
PR-2019-
002528 Frank Silva requests a variance of 3 ft to the required 3 ft distance from a lot line for Lot 4, Salas Addn No1, located at 4317 Nicole CT SW, zoned R-1A [Section 14-16-5-1-F] **APPROVED WITH CONDITIONS**
9. VA-2019-00210 Project#
PR-2019-
002548 James Villalobos requests a variance of 3 ft to the 3 ft maximum wall height for Lot 24, Block 7, La Reina De Los Altos Unit 1, located at 3213 Reina DR NE, zoned R-1C [Section 14-16-5-7(D)] **APPROVED WITH CONDITIONS**
10. VA-2019-00212 Project#
PR-2019-
002567 Steve Terwilliger requests a permit to allow for a carport in the front yard setback for Lot 12, Block 20, Mesa Village Chapman, located at 1210 Clancy DR NE, zoned R-1C [Section 14-16-5-5(f)(2)] **APPROVED**
11. VA-2019-00214 Project#
PR-2019-
002568 Sandra K DuBois requests a permit to allow for a carport in the front yard setback for Lot 15, Block 4, Central Park Addn, located at 709 Valencia DR SE, zoned R-1B [Section 14-16-5-5(f)(2)] **APPROVED**
12. VA-2019-00215 Project#
PR-2019-
002569 Maria Purdum requests a conditional use to allow restaurant for Lot 8, McNeil Addn, located at 727 Tijeras Ave NW, zoned MX-T [Section 14-16-4-2] **APPROVED WITH CONDITIONS**
13. VA-2019-00218 Project#
PR-2019-
002583 Linda and Mary and Donald Roth request a variance of 2 ft 6in to the required 5 ft side yard setback for Lot 14, Block 10, Loma Verde, located at 308 San Pablo ST NE, zoned R-ML [Section 14-16-5-1(C)] **APPROVED**
14. VA-2019-00219 Project#
PR-2019-
002584 Donna Delery requests a variance of 2 ft to the 3 ft maximum wall height for Lot 17, Block 5, Laurelwood Unit 1B, located at 7704 Ranchwood DR NW, zoned R-T [Section 14-16-5-7(D)] **DEFERRED**
15. VA-2019-00220 Project#
PR-2019-
002042 Rachael Swards requests a variance of 40% to the required 60% of clear transparent windows on ground floor facade facing a street for Lot 12B1, El Rancho Grande 1, located at 8801 Gibson Blvd SW, zoned PD [Section 14-16-5-11(E)(2)(b)1] **APPROVED**
16. VA-2019-00221 Project#
PR-2019-
002042 Rachael Swards requests a variance of 20% to the required 60% of clear transparent windows on ground floor facade facing a street for Lot 12B1, El Rancho Grande 1, located at 8801 Gibson Blvd SW, zoned PD [Section 14-16-5-11(E)(2)(b)1] **APPROVED**

17. VA-2019-00222 Project#
PR-2019-002594 Michele Cravens requests a variance of 3 ft to the 3 ft maximum wall height for Lot 2, Block 5, La Resolana Addn, located at 925 Avenida Del Sol NE, zoned R-1C [Section 14-16-5-7(D)] **DEFERRED**
18. VA-2019-00223 Project#
PR-2019-002595 Courtney Mowrer requests a variance of 3 ft to the 3 ft maximum wall height for Lot 3B4, MRGCD Map 35, located at 2310 Wilma RD NW, zoned R-1A [Section 14-16-5-7(D)] **WITHDRAWN**
19. VA-2019-00224 Project#
PR-2019-002237 Art Gardenswartz - Tramway CTN LLC requests a conditional use to allow a tap room on Lot A, Candelaria & Tramway SW, located at 12501 Candelaria RD NE, zoned MX-L [Section 14-16-4-2] **APPROVED WITH CONDITIONS**