



# **ZONING HEARING EXAMINER'S AGENDA**

TUESDAY, January 15, 2019 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*

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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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## **INTERPRETER REQUIRED:**

- |                  |                                |                                                                                                                                                                                                                                                                             |
|------------------|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. VA-2018-00200 | Project#<br>PR-2018-<br>001828 | Jaime Trevizo-Perez requests a variance of 2 ft 8 inches to the 3 ft max wall height in the front and street side yards for Lot 1, Block L, Rolling Hills Unit 3, located at 7812 Autumn Canyon Rd SW, zoned R-1A [Section 14-16-5-7(D)]<br><b>APPROVED WITH CONDITIONS</b> |
| 2. VA-2018-00203 | Project#<br>PR-2018-<br>001841 | Roxana De La Torre requests a variance of 3 ft to the 3 ft max wall height in the front setback for Lot 3, Block 6, Swin & Marr Addn, located at 1608 55 <sup>th</sup> ST NW, zoned R-1B [Section 14-16-5-7(D)] <b>APPROVED WITH CONDITIONS</b>                             |
| 3. VA-2018-00209 | Project#<br>PR-2018-<br>001856 | Norma Gaytan requests a conditional use to allow a family home daycare for Lot 145-P1, Timarro West Unit 4, located at 939 Wood Duck DR SW, zoned R-1B [Section 14-16-4-2] <b>APPROVED WITH CONDITIONS</b>                                                                  |
| 4. VA-2018-00210 | Project#<br>PR-2018-<br>001857 | Rosa Otero requests a conditional use to allow a family home daycare for Lot 132-P1, located at 505 Sky Tower ST SW, zoned R-1A [Section 14-16-4-2] <b>APPROVED WITH CONDITIONS</b>                                                                                         |

## **OLD BUSINESS:**

- |                  |                                |                                                                                                                                                                                                                                                         |
|------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5. VA-2018-00028 | Project#<br>PR-2018-<br>001261 | Nouraldin Bartaa and Hadeel Dahdul request a conditional use to allow light vehicle sales and vehicle rentals on Lot 1 and 2, Block J, Eastern Addn, located on 1301 Broadway Blvd SE, zoned MX-L [Section 14-16-4-2-1] <b>APPROVED WITH CONDITIONS</b> |
|------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

6. VA-2018-00143 Project# PR-2018-001670 Amerco Real Estate Company requests a conditional use to allow self-storage in an MX-M zone for Lot C, Alexander Center, located at 2217 4<sup>th</sup> ST NW, zoned MX-M [Section 14-16-4-2] **APPROVED WITH CONDITIONS**

## **NEW BUSINESS:**

7. VA-2018-00192 Project# PR-2018-001801 Valerie James requests a variance of 3 ft to the 3 ft max wall height in the front yard for Lot 10, Block 21, Harold J. Gannons, located at 410 Monroe ST NE, zoned R-1B [Section 14-16-5-7(D)] **APPROVED WITH CONDITIONS**
8. VA-2018-00201 Project# PR-2018-001833 Mario and Mercedes Terrazas request a conditional use to allow for a family home daycare with up to 12 children for Lot 261-P1, Sierra Ranch Unit 2, located at 10751 Four Mile RD SW, zoned R-1A [Section 14-16-4-2] **APPROVED WITH CONDITIONS**
9. VA-2018-00204 Project# PR-2018-001844 Gerald Landgraf requests a variance of 3 ft to the 3 ft max wall height in an MX-M zone for Lot 3A, Block 3, Mankato Place, located at 3812 Central Ave SE, zoned MX-M [Section 14-16-3-4(I)(3)(c)] **APPROVED WITH CONDITIONS**
10. VA-2018-00206 Project# PR-2018-001849 Lorenzo Pina requests a variance of 3 ft to the 3 ft max wall height in an MX-M zone for Lot A, Block 39, Valley View Addn, located at 129 Manzano ST NE, zoned MX-M [Section 14-16-5-7(D)] **APPROVED WITH CONDITIONS**
11. VA-2018-00207 Project# PR-2018-001850 Lorenzo Pina requests a variance of 3 ft to the 3 ft max wall height in an MX-M zone for Lot B, Block 39, Valley View Addn, located at 133 Manzano ST NE, zoned MX-M [Section 14-16-5-7(D)] **APPROVED WITH CONDITIONS**
12. VA-2018-00208 Project# PR-2018-001851 Lorenzo Pina requests a variance of 3 ft to the 3 ft max wall height in an MX-M zone for Lot C, Block 39, Valley View Addn, located at 137 Manzano ST NE, zoned MX-M [Section 14-16-5-7(D)] **APPROVED WITH CONDITIONS**
13. VA-2018-00211 Project# PR-2018-001860 Eric Neill requests a variance of 2.5 ft to the 3 ft max wall height in the front yard for Lot 12, Block C, Lavaland Addn, located at 231 57<sup>th</sup> ST NW, zoned R-1B [Section 14-16-5-7(D)] **APPROVED WITH CONDITIONS**
14. VA-2018-00212 Project# PR-2018-001862 Fortunada LLC requests a variance of 3 ft to the 3 ft max wall height in the side yard setback for Lot A, Block 28, Perea Addn, located at 504 14<sup>th</sup> ST NW, zoned MX-L [Section 14-16-5-7(D)] **APPROVED WITH CONDITIONS**
15. VA-2018-00213 Project# PR-2018-001864 Herb Cervantes requests a variance of 5 ft to the 10ft min side yard setback for Lot 5, Riverview Acres Unit 2, located at 3308 Calle Vigo NW, zoned R-A [Section 14-16-5-1] **APPROVED**
16. VA-2018-00214 Project# PR-2018-001865 Herb Cervantes requests a variance of 10 ft to the 25 ft rear yard setback for Lot 5, Riverview Acres Unit 2, located at 3308 Calle Vigo NW, zoned R-A [Section 14-16-5-1] **APPROVED**
17. VA-2018-00215 Project# PR-2018-001866 Judy Romero requests a variance of 5 ft to the 10 ft west side yard setback for Lot 256B1-B1, located at 2719 Floral RD NW, zoned R-A [Section 14-16-5-1] **APPROVED**
18. VA-2018-00216 Project# PR-2018-001867 Judy Romero requests a variance of 5 ft to the 10 ft east sideyard setback for Lot 256B1-B1, located at 2719 Floral RD NW, zoned R-A [Section 14-16-5-1] **APPROVED**
19. VA-2018-00217 Project# PR-2018-001868 Mesa Ridge Apartments LLC requests a variance of 3 ft to the max 3 ft wall height for Lot A, Atrisco Apts, located at 3501 Atrisco DR NW, zoned R-MH [Section 14-16-5-7(D)] **APPROVED WITH CONDITIONS**
20. VA-2018-00218 Project# PR-2018-001869 Devan Patel requests a variance of 108 sq ft to the max 100 sq ft for a 208 ft sign on the Lands of Nancy J. Els, located at 2601 Mulberry ST SE, zoned MX-L [Section 14-16-5-12(F)(2)] **APPROVED WITH CONDITIONS**

21. VA-2018-00219      Project#  
PR-2018-  
001870      Devan Patel requests a variance of 32 ft to the max 18 ft for the height of a  
50 ft freestanding sign on the Lands of Nancy J. Els, located at 2601  
Mulberry ST SE, zoned MX-L [Section 14-16-5-12(F)(2)] **APPROVED WITH  
CONDITIONS**