



ZONING HEARING EXAMINER'S AGENDA

TUESDAY, March 19, 2019 9:00 A.M. and 1:00 P.M.

PLAZA DEL SOL HEARING ROOM
BASEMENT LEVEL
600 SECOND STREET NW
(ON THE NORTHEAST CORNER OF 2ND 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.

NEW BUSINESS:

February 19, 2019 9:00 A.M.

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|------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. VA-2018-00224 | Project#
PR-2018-
001904 | Santa Fe Pacific Trust requests a variance of 3 ft to max 3 ft wall height in an MX-FB-UD zone for Lot 27A1, Block 8, NM Town Companies, located at 123 Central Ave NW, zoned MX-FB-UD [Section 14-16-5-7(D)] |
| 2. VA-2018-00225 | Project#
PR-2018-
001911 | J.J. Mancini requests a conditional use to allow auto sales for Lot A, Murphy-Daniel D Addn, located at 1705 San Mateo Blvd NE, zoned MX-L [Section 14-16-4-2] |
| 3. VA-2018-00228 | Project#
PR-2018-
001925 | Thakur Enterprises, LLC requests a conditional use to allow artisan manufacturing on Lot A-36-A, Town of Atrisco Grant Northeast Unit, located at 3421 Coors Blvd NW, zoned MX-T [Section 14-16-4-2] |
| 4. VA-2018-00229 | Project#
PR-2018-
001925 | Thakur Enterprises, LLC requests a conditional use to allow a tap-room on Lot A-36-A, Town of Atrisco Grant Northeast Unit, located at 3421 Coors Blvd NW, zoned MX-T [Section 14-16-4-2] |
| 5. VA-2018-00231 | Project#
PR-2018-
001925 | Thakur Enterprises, LLC requests a conditional use to allow a restaurant on Lot A-36-A, Town of Atrisco Grant Northeast Unit, located at 3421 Coors Blvd NW, zoned MX-T [Section 14-16-4-2] |

- 6. VA-2019-00001 Project#
PR-2019-001931 VSF/REF Family Trust requests a variance of 3ft to the 3 ft max wall height for Lot 18, 17, 16, 15, 14, 13 Block 39, Ridgcrest Addn, located on 4849 Gibson Blvd SE, zoned R-MH [Section 14-16-5-7(D)]

- 7. VA-2019-00002 Project#
PR-2019-001932 Clinton Walker requests a variance of 2 ft to the 3 ft max wall height in the front yard for Lot 23, Block 52, Parkland Hills Addn, located at 5020 Pershing Ave SE, zoned R-1C [Section 14-16-5-7(D)]

- 8. VA-2019-00003 Project#
PR-2019-001933 Ben and Lynn Wilson a variance of 3.5 ft to the 8 ft max wall height to allow for an 11.5 ft wall in the rear yard for Lot C, Block 21, Mesa Del Norte Addn, located at 1505 Mesilla St NE, zoned R-1C [Section 14-16-5-7(D)]

- 9. VA-2019-00004 Project#
PR-2019-001935 Stripes Restaurant requests a conditional use to allow a drive-through on Lot 38A, Block A, Sombra Del Monte, located at 2505 Wyoming Blvd NE, zoned MX-L [Section 14-16-4-2]

- 10. VA-2019-00010 Project#
PR-2019-001936 Thakur Enterprises, LLC requests a conditional use to allow self-storage in MX-M Zone for Lot A-WLY Portion Of, Block 20, Bellehaven Addn, located at 99999 Indian School Rd NE, zoned MX-M [Section 14-16-4-2]

- 11. VA-2019-00013 Project#
PR-2019-001936 Thakur Enterprises, LLC requests a variance of 12 ft to the max 45 ft height on Lot A-WLY Portion Of, Block 20, Bellehaven Addn, located at 99999 Indian School Rd NE, zoned MX-M [Section 14-16-5-(1)(D)]

- 12. VA-2019-00011 Project#
PR-2019-001937 Via Real Estate, LLC requests a conditional use to allow warehouse uses on Lot 11-N, Block 11, Gutierrez-Ofimiano J Lower Terrace Subd, located at 4516 Wyoming Blvd NE, zoned MX-M [Section 14-16-4-2]

- 13. VA-2019-00012 Project#
PR-2019-001938 Via Real Estate, LLC requests a variance to separation requirements for car wash use adjacent to a residential zone district for Lot 11-N, Block 11, Gutierrez-Ofimiano J Lower Terrace Subd, located at 4516 Wyoming Blvd NE, zoned MX-M [Section 14-16-4-3(D)(15)a]

- 14. VA-2019-00014 Project#
PR-2019-001941 Patricia Derrick requests a variance of 3 ft to the 3 ft max wall height for Lot 12, Block 12, Mesa Arriba Subd, located at 3100 Betts Dr NE, zoned R-1C [Section 14-16-5-7(D)]

- 15. VA-2019-00015 Project#
PR-2019-001942 Richard Johnson requests a conditional use to allow an accessory dwelling unit for Lot West 42' of 4 , 5, 6, Block 18, Albright & Moore Addn, located at 511 Constitution Ave NW, zoned R-1A [Section 14-16-4-2]

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

HEARING WILL RESUME PROMPTLY AT 1:00 P.M.

FOR MARCH APPLICANTS

NEW BUSINESS:

March 19, 2019 1:00 P.M.

- 1. VA-2019-00017 Project#
PR-2019-001956 Raul Corona requests a variance of 3 ft to the 3 ft max wall height for Lot 4, Block 1, Atrisco Village, located at 10607 Jenaro ST SW, zoned R-1C [Section 14-16-5-7(D)]

2. VA-2019-00023 Project#
PR-2019-
001965 Albuquerque VOA / EHI dba Mesa Hills Apts requests a variance of 3 ft to the 3 ft max wall height for Lot 31, Block 31, Mesa Del Norte, located at 1000 Louisiana Blvd NE, zoned R-MH [Section 14-16-5-7(D)]
3. VA-2019-00034 Project#
PR-2019-
002004 Gabriel Gonzalez requests a variance of 1 ft to the 3 ft max wall height for Lot 10, Block 3, Katherine Village, located at 3405 Nova CT NW, zoned R-T [Section 14-16-5-7(D)]
4. VA-2019-00036 Project#
PR-2019-
002025 Keith Auger and Patricia Scanlon request a variance of 5 ft to the 5 ft side yard setback for Lot 7, Block 8, Sunset Terrace Addn, located at 1021 Girard Blvd NE, zoned R-1B [Section 14-16-5-1(C)(1)]
5. VA-2019-00037 Project#
PR-2019-
002037 Melissa Martinez requests a conditional use to allow auto sales on Lot A, Block 1, Indian Acres, located at 3505 Carlisle Blvd NE, zoned MX-L [Section 14-16-4-2]
6. VA-2019-00038 Project#
PR-2019-
002041 Enrique Sotelo requests a variance of 15 ft to the 15 ft rear yard setback for Lot 1, Block 1, Palisades Addn, located at 401 Loma Hermosa DR NW, zoned MX-M [Section 14-16-5-1(D)]
7. VA-2019-00044 Project#
PR-2019-
002062 Karla Linden requests a variance of 4 ft to the 5 ft side yard setback for Lot 4, Block 20, Carlisle Del Cero No 2, located at 3812 Delamar Ave NE, zoned R-1C [Section 14-16-5-1(C)(1)]
8. VA-2019-00045 Project#
PR-2019-
002064 Janet McHard and Beth Mohr requests a variance of 5 ft to the 15 ft rear yard setback for Lot 5, Block 12, Mesa Court Addn, located at 4031 Smith Ave SE, zoned R1-D, [Section 14-16-5-1(C)(1)]
9. VA-2019-00046 Project#
PR-2019-
002065 Edward Baca requests a conditional use to allow accessory living quarters without a kitchen for Lot 110, Quaker Heights Addn, located at 5128 Northern Trl NW, zoned R-1A [Section 14-16-4-2]
10. VA-2019-00048 Project#
PR-2019-
002073 Cathedral Church of St John requests a variance of 5 ft to the 3 ft max wall height for Lot 6-12, Block 31, NM Town Company's Original Townsite, located at 318 Silver Ave SW, zoned MX-FB-UD [Section 14-16-5-7(D)]
11. VA-2019-00047 Project#
PR-2019-
002066 Chappell Family requests a variance of 2 ft to the 3 ft max wall height for Lot 24, Block B, Branson Addn, located at 1249 7TH ST NW, zoned R-1 [Section 14-16-5-7(D)]
12. VA-2019-00049 Project#
PR-2019-
001374 NM Real Estate Financial Solutions requests a variance of 2 ft 3 inches to the 10 ft rear yard setback for the eastern portion of Lot 214A2, MRGCD MAP 41, located at 411 Anderson Ave SE, zoned R1-A [Section 14-16-5-1(C)(1)]
13. VA-2019-00050 Project#
PR-2019-
001374 NM Real Estate Financial Solutions requests a variance of 3 ft 9 inches to the 10 ft rear yard setback for the western portion of Lot 214A2, MRGCD MAP 41, located at 411 Anderson Ave SE, zoned R1-A [Section 14-16-5-1(C)(1)]