



ZONING HEARING EXAMINER'S ACTION SHEET

TUESDAY, September 17, 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-2019-00238 | Project#
PR-2019-002652 | Isabel Morales requests a permit to allow a carport in the front yard setback for Lot 4, Block 1, Chavez-John Addn, located at 913 56th St NW, zoned R-1B [Section 14-16-5-5(F)(2)(a)] APPROVED |
| 2. VA-2019-00245 | Project#
PR-2019-002680 | Norma Ochoa Dorame requests a conditional use to allow family home daycare for Lot 37D1, MRGCD Map 37, located at 509 Gomez Ave NE, zoned R-1A [Section 14-16-4-2] APPROVED WITH CONDITIONS |

OLD BUSINESS:

- | | | |
|------------------|----------------------------|--|
| 3. 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 |
| 4. 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)] APPROVED |

NEW BUSINESS:

5. VA-2019-00225 Project#
PR-2019-002599 James Teller requests a permit to allow a carport in the side yard setback for Lot 28B4C1A, MRGCD Map 35, located at 3115 Los Anayas Rd NW, zoned R-A [Section 14-16-5-5(F)(2)(a)] **APPROVED**
6. VA-2019-00229 Project#
PR-2019-002624 Jason Wilby requests a permit to allow a carport in the front yard setback for Lot 13, Block 10, Mesa Court Addn, located at 3909 Anderson Ave SE, zoned R-1B [Section 14-16-5-5(F)(2)(a)] **APPROVED**
7. VA-2019-00232 Project#
PR-2019-002308 Pat and Tom Fritts request a variance of .0576 acres to allow a lot larger than the allowable contextual standards for Lot 14, Block E1, Netherwood Park 2nd Replat, located at 2539 Harold PI NE, zoned R-1D [Section 14-16-5-1(c)(2)(b)] **APPROVED**
8. VA-2019-00234 Project#
PR-2019-002308 Pat and Tom Fritts request a variance of .0576 acres to allow a lot larger than the allowable contextual standards for Lot 15, Block E1, Netherwood Park 2nd Replat, located at 2539 Harold PI NE, zoned R-1D [Section 14-16-5-1(c)(2)(b)] **APPROVED WITH CONDITIONS**
9. VA-2019-00241 Project#
PR-2019-002673 Marcos Flores - Tenability Holdings LLC requests a variance of 3 ft to the 3 ft maximum wall height for Lot 1, Block 12, Mesa Verde Addn, located at 200 Utah ST NE, zoned R-ML [Section 14-16-5-7-(D)] **APPROVED WITH CONDITIONS**
10. VA-2019-00242 Project#
PR-2019-002673 Marcos Flores - Tenability Holdings LLC requests a variance of 3 ft to the 3 ft maximum wall height for Lot 2, Block 12, Mesa Verde Addn, located at 200 Utah ST NE, zoned R-ML [Section 14-16-5-7-(D)] **APPROVED WITH CONDITIONS**
11. VA-2019-00243 Project#
PR-2019-002674 Lorenzo Baldonado requests a permit to allow a carport in the front yard setback for Lot 15, Block 1, North Carlisle Addn, located at 3900 Duro CT NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)] **APPROVED**
12. VA-2019-00244 Project#
PR-2019-002679 Marie Coleman requests a conditional use to allow for artisan manufacturing of distilled spirits for Lot 231, MRGCD 38, located at 522 Romero ST NW, zoned MXT [Section 14-16-4-3(E)(1)] **APPROVED WITH CONDITIONS**
13. VA-2019-00246 Project#
PR-2019-002681 Brenda Andrade requests a variance of 2 ft to the 3 ft maximum wall height for Lot 71-P1, El Rancho Grande Unit 10, located at 2124 Fence Rail St SW, zoned R-ML [Section 14-16-5-7(D)] **APPROVED WITH CONDITIONS**
14. VA-2019-00248 Project#
PR-2019-002684 Minerva & Phillip Camp request a variance to allow a 12 ft 7 in accessory building in a street side setback where height shall not exceed 3 ft on Lot 30, Block 16, Perea Addn, located at 217 13th St NW, zoned R-1A [Section 14-16-5-11(c)(3)(b)] **WITHDRAWN**
15. VA-2019-00249 Project#
PR-2019-002684 Minerva & Phillip Camp request a variance of 3 ft to the 3 ft maximum wall height in the street side yards Lot 30, Block 16, Perea Addn, located at 217 13th St NW, zoned R-1A [Section 14-16-5-7(D)] **APPROVED WITH CONDITIONS**
16. VA-2019-00250 Project#
PR-2019-002685 James Nelson requests a variance of 300ft in distance to the required 1500ft from any other C.R.F. for Lot 30, Block 125, Snow Height Addn, located at 10308 Snow Heights Blvd NE, zoned R-1B [Section 14-16-4-3(B)(8)(c)] **APPROVED**

17. VA-2019-00251 Project#
PR-2019-
002690 Matthew Campisi requests a variance of 3 ft to the 3 ft maximum wall height for Lot 32, Block 5, Holiday Park Unit 4, located at 11496 Atlantic City Ave NE, zoned R-1C [Section 14-16-5-7(D)] **APPROVED WITH CONDITIONS**
18. VA-2019-00252 Project#
PR-2019-
002692 Stan Hatch requests a variance of 10 ft to the required 25 ft front yard setback for Lot 20, Block 5, Volcano Cliffs Unit 2, located at 7940 Victoria DR NW, zoned R-1D [Section 14-16-3-4(M)(3)(a)] **APPROVED**
19. VA-2019-00253 Project#
PR-2019-
002696 Annette Padilla requests a variance of 3 ft to the 3 ft maximum wall height for Lot 22, Block 18, Palisades, located at 5140 La Bajada NW, zoned R-1C [Section 14-16-5-7(D)] **APPROVED WITH CONDITIONS**
20. VA-2019-00254 Project#
PR-2019-
002698 Mark Hovey requests a permit to allow a carport in a required front or side setback on Lot 7, Board of Education EDUC Tract A, located at 4509 Comanche Rd NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)] **APPROVED**
21. VA-2019-00255 Project#
PR-2019-
002700 Prime Properties LLC requests a conditional use for a drive-through for Lot A & D, Gibson and Miles Area, located at 1314 Gibson Blvd SE, zoned MX-L [Section 14-16-4-2] **APPROVED WITH CONDITIONS**
22. VA-2019-00256 Project#
PR-2019-
002701 Pride Investments LLC requests a conditional use for a drive-through with a restaurant on Lot F1, Block 1, Holiday Park Unit 1, located at 3700 Juan Tabo BLVD NE, zoned MX-L [Section 14-16-4-2] **APPROVED WITH CONDITIONS**
23. VA-2019-00257 Project#
PR-2019-
002701 RIT 3720 LLC requests a conditional use for a drive-through with a restaurant on Lot E, Block 1, Holiday Park Unit 11, located at 3720 Juan Tabo BLVD NE, zoned MX-L [Section 14-16-4-2] **APPROVED WITH CONDITIONS**
24. VA-2019-00259 Project#
PR-2019-
002701 RIT 3700 LLC requests a conditional use for a drive-through with a restaurant on Lot F2, Block 1, Holiday Park Unit 11, located at 11301 Comanche Road NE, zoned MX-L [Section 14-16-4-2] **APPROVED WITH CONDITIONS**
25. VA-2019-00260 Project#
PR-2019-
002702 Cooperative Educational Services requests a variance of 12 parking spaces to the required 89 parking spaces for Lot F2B, Sandia Science & Technology Park, located at 10601 Research RD SE, zoned NR-BP [Sandia Science & Technology Park Master Development Plan per Section 14-16-1-10(A)] **APPROVED**
26. VA-2019-00261 Project#
PR-2019-
002702 Cooperative Educational Services requests a variance 6 ft to the required 6 ft parking setback from the property line of adjacent properties for Lot F2B, Sandia Science & Technology Park, located at 10601 Research RD SE, zoned NR-BP [Sandia Science & Technology Park Master Development Plan per Section 14-16-1-10(A)] **APPROVED**
27. VA-2019-00262 Project#
PR-2019-
002702 Cooperative Educational Services requests a variance of 6 ft to the required 6 ft sidewalk on north side of proposed structure for buildings greater than 4,000 square Lot F2B, Sandia Science & Technology Park, located at 10601 Research RD SE, zoned NR-BP [Sandia Science & Technology Park Master Development Plan per Section 14-16-1-10(A)] **APPROVED**
28. VA-2019-00263 Project#
PR-2019-
002711 Paul J. Sandoval requests a variance of 6 ft 3 in to the required 15 ft rear yard setback for Lot 3-P1, Park Ridge Estates, located at 5312 Park Ridge RD NW, zoned R-ML [Section 14-16-5-1(c)] **APPROVED**