



ZONING HEARING EXAMINER'S ACTION SHEET

TUESDAY, May 19, 2020 9:00 A.M.

Zoom Meeting
<https://cabq.zoom.us/j/631597948>

Meeting ID: 631 597 948
 One tap mobile
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 +16699006833,,631597948# US (San Jose)

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 +1 669 900 6833 US (San Jose)
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*Robert Lucero, 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:

Robert Lucero, Esq., Zoning Hearing Examiner at suzannasanchez@cabq.gov

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-2020-00008 | Project #
PR-2020-003298 | Irene Ayala requests a conditional use to allow a family home daycare for Lot 6-P1, Block 4, Vista Sandia Unit 3, located at 8500 Vista Chamisa LA SW, zoned R-1A [Section 14-16-4] APPROVED WITH CONDITIONS |
| 2. VA-2020-00055 | Project#
PR-2020-003378 | Jose Sanchez requests a variance of 3 feet to the 3 foot maximum wall height for Lot 40, Block E, Buena Ventura, located at 309 Glorieta ST NE, zoned R-1B [Section 14-16-5-7(D)] DEFERRED |

3. VA-2020-00067 Project#
PR-2020-
003457 Jose Martin Hernandez Vasquez requests a variance of 3 feet to the 3 foot maximum wall height for Lot 4, Block 1, Torreon Addn, located at 1933 Arno ST SE, zoned R-1A [Section 14-16-5-7(D)] **APPROVED**
4. VA-2020-00081 Project#
PR-2020-
003457 Jose Martin Hernandez Vasquez requests a variance of 3 feet to the 3 foot maximum wall height for Lot 19, Block 1, Sunshine Addn, located at 1931 Arno ST SE, zoned R-1A [Section 14-16-5-7(D)] **APPROVED**
5. VA-2020-00083 Project#
PR-2020-
003457 Jose Martin Hernandez Vasquez requests a variance of 3 feet to the 3 foot maximum wall height for Lot 20, Block 1, Sunshine Addn, located at 1933 Arno ST SE, zoned R-1A [Section 14-16-5-7(D)] **APPROVED**
6. VA-2020-00068 Project#
PR-2020-
003460 Veronica Olmeda requests a conditional use to allow a family home daycare for Lot 7 P-1, Lot G, Avalon Unit 2, located at 9400 Starboard RD NW, zoned R-1A [Section 14-16-4-2] **APPROVED WITH CONDITIONS**
7. VA-2020-00076 Project#
PR-2020-
003468 Mireya Garcia requests a conditional use to allow a family home daycare for Lot B, Hennrich - Fred J Addn, located at 165 Pleasant AVE NW, zoned R-1C [Section 14-16-4-2] **APPROVED WITH CONDITIONS**
8. VA-2020-00087 Project#
PR-2020-
003521 Dania Rodriguez-Perez / Carlos Fadruga-Borges request a conditional use to allow a family home daycare for Lot 10, Block 12, Vista Encantada, located at 2736 Florida St NE, zoned R-1C [Section 14-16-4-2] **APPROVED WITH CONDITIONS**
9. VA-2020-00092 Project#
PR-2020-
003567 Valente Ochoa (Agent, Rogelio Ochoa) requests a conditional use to allow light vehicle sales and rental for Lot 19, Block 8, Mesa Park Addn Clarks -- Ora M Replat of Blk 8, located at 421 Louisiana Blvd SE, zoned MX-L [Section 14-16-4-2] **DEFERRED**

NEW BUSINESS:

10. VA-2019-00453 Project#
PR-2019-
003211 Victor Vela Moreno & Ricardo Vela Moreno request a conditional use to allow outdoor vehicle storage for Lot 32, Block 20, East Central Business, located at 301 Muriel ST NE, zoned NR-C [Section 14-16-4-2] **DEFERRED**
11. VA-2020-00005 Project#
PR-2020-
003277 Dwayne Dougherty (Agent, Darrell Bradley) requests a variance of 1 ft to the 8 ft maximum wall height for Lot 1A, Hubbell Heights, located at 6430 Central Ave SW, zoned MX-M [Section 14-16-5-7(D)] **APPROVED**
12. VA-2020-00007 Project#
PR-2020-
003282 Kyle Cole requests a variance of 1ft 8inches to the 6 ft maximum wall height for Lot 7, Block 1, Academy Estates Unit 7, located at 5901 Los Hermanos CT NE, zoned R-1D [Section 14-16-5-7(D)] **APPROVED**
13. VA-2020-00013 Project#
PR-2020-
003309 Leonard & Deborah Garcia request a variance of 5 ft to the required 10 ft side setback for Lot 11C, Block 1, Sloans Acres, located at 4224 Estancia DR NW, zoned R-1D [Section 14-16-5-1] **APPROVED**
14. VA-2020-00015 Project#
PR-2020-
003310 Oscar Suarez requests a variance of 5 ft to the required 10 ft street side setback for Lot 9, Block 47, Academy Acres, located at 7105 Christy NE, zoned R-1C [Section 14-16-5] **APPROVED**

15. VA-2020-00018 Project# PR-2020-003311 Vincent P Lujan requests a variance of 3 ft to the 3 ft maximum wall height for Lot 3, Trail Acres Estates, located at 1013 Sandia RD NW, zoned R-1D [Section 14-16-5-7(D)]] **APPROVED WITH CONDITIONS**
16. VA-2020-00025 Project# PR-2020-003318 Joe Barela (Agents, Heather Eastman and Lorraine Pohl) request a variance of 3 ft to the 3 ft maximum wall height for Lot 12, Block 47, Eastern Addn, located at 1624 Walter ST SE, zoned R-1A [Section 14-16-5-7(D)]] **APPROVED WITH CONDITIONS**
17. VA-2020-00027 Project# PR-2020-003337 Sonny & Lorraine Otero (Agent, AJ Lucero) requests a variance of 25ft to the required 25 ft placement of trees for Lot 5, Block 2, Union Square Addn, located at 124 Union Square ST SE, zoned MX-FB-FX [Section 14-16-5-6(D)1] **APPROVED**
18. VA-2020-00028 Project# PR-2020-003337 Sonny & Lorraine Otero (Agent, AJ Lucero) requests a variance of 25ft to the required 25ft placement of trees for Lot 4A, Block 2, Union Square Addn, located at 124 Union Square ST SE, zoned MX-FB-FX [Section 14-16-5-6(D)1] **APPROVED**
19. VA-2020-00029 Project# PR-2020-003340 Dennis Crowley (Agent, Ben Sturge) requests a conditional use to allow an accessory living quarters for Lot 19, Block 23, Hunings Highland Addn, located at 202 Edith Blvd NE, zoned R-1B [Section 14-16-4-2] **APPROVED**
20. VA-2020-00030 Project# PR-2020-003341 Josefina Robles (Agent, Martin Grummer) requests a conditional use to allow a family home daycare for Lot 70, Block 11, Skyview West Amended Replat, located at 421 Gaslight LN SW, zoned R-1B [Section 14-16-4-2] **APPROVED**
21. VA-2020-00031 Project# PR-2020-003345 Lu Lu Ludwick requests a variance to allow access from Orchard St. instead of access from the alley for Lot 24A, Block 31, Perea Addn, located at 1501 Orchard PL NW, zoned R-1A [Section 14-16-3-4(D)(5)] **APPROVED**
22. VA-2020-00033 Project# PR-2020-003346 Elmer Villarreal requests a conditional use to allow a dwelling unit for Lot 9, Sloan HM, located at 336 63RD ST NW, zoned R-1B [Section 14-16-4-2] **DEFERRED**
23. VA-2020-00034 Project# PR-2020-003347 PMI Properties LLC (Agent, The Group/Ron Hensley) requests a variance of 50 ft to the required 50 ft separation from a protected lot for Lot Tract 1-A-2, Block A, Monterey Manor Subd, located at 12001 Sierra Grande Ave NE, zoned MX-M [Section 14-16-5-9(F)] **DEFERRED**
24. VA-2020-00035 Project# PR-2020-003347 PMI Properties LLC (Agent, The Group/Ron Hensley) requests a variance of 15 ft to the required 15 ft wide landscaping buffer for Lot Tract 1-A-2, Block A, Monterey Manor Subd, located at 12001 Sierra Grande Ave NE, zoned MX-M [Section 14-16-5-6(E)(2)(a)] **DEFERRED**
25. VA-2020-00036 Project# PR-2020-003348 Roger Avants requests a variance of 3 feet to the 3 feet maximum wall height for Lot 8, Executive Hills, located at 605 Executive Hills LA SE, zoned R-1D [Section 14-16-5-7(D)] **DEFERRED**
26. VA-2020-00037 Project# PR-2020-003350 Ray Frappier (Agent, Arturo Paez) requests a variance of 2 feet to the 3 foot maximum wall height for Lot 8, Block 3, Santilla Place, located at 6001Central Ave NE, zoned MX-M [Section 14-16-5-7(D)] **DEFERRED**

27. VA-2020-00038 Project# PR-2020-003353 Michael Gonzales (Agent, Sean Gilligan) requests a variance of 15 feet to the 15 foot rear setback for Lot 1-C, Block 52, Original Townsite of Albuquerque, located at 301 7th ST NW, zoned MX- FB-ID [Section 14-16-2-4(E)(3)(d)] **APPROVED**
28. VA-2020-00041 Project# PR-2020-003354 Michael Gonzales (Agent, Sean Gilligan) requests a variance of 15 feet to the 15 foot rear setback for Lot 1-B, Block 52, Original Townsite of Albuquerque, located at 311 7th ST NW, zoned MX-FB-ID [Section 14-16-2-4(E)(3)(d)] **APPROVED**
29. VA-2020-00039 Project# PR-2020-001883 NM International School (Agent, Jessica Johnson, Dekker Perich Sabatini) requests a variance of 2 ft to the 3 ft maximum wall height of a residential zone for Lot A1A, Knapp Heights Addn Unit 2, located at 7215 Montgomery Blvd NE, zoned R-MH [Section 14-16-5-7(D)] **APPROVED**
30. VA-2020-00040 Project# PR-2020-001883 NM International School (Agent, Jessica Johnson, Dekker Perich Sabatini) requests a variance of 3 ft to the 3 ft maximum wall height for Lot A1A, Knapp Heights Addn Unit 2, located at 7215 Montgomery Blvd NE, zoned R-MH [Section 14-16-5-7(D)] **APPROVED**
31. VA-2020-00042 Project# PR-2020-003355 Covenant Presbyterian Church (Agent, Forest Owens) requests a variance of 95 feet for a sign within 200 feet of a residential zone district for Lot 8E, Block 1, Covenant Presbyterian Church, located at 9315 Candelaria RD NE, zoned MX-L [Section 14-16-5-12(E)(5)(c)] **DEFERRED**
32. VA-2020-00044 Project# PR-2020-003356 Jarrett & Doris Lewis (Agent, Gilbert Austin) requests a permit to allow for a carport in the front yard setback for Lot 18, Block 1, Academy Acres Unit 1, located at 6101 Barnhart ST NE, zoned R-1B [Section 14-16-5-5(F)(2)] **APPROVED**
33. VA-2020-00047 Project# PR-2020-003358 Cesar Martin (Agent, Cartesian Surveys Inc.) requests a variance of 0.0738 acres to allow a lot larger than the allowable contextual standards for Lot 133B1A2, MRGCD Map 39, located at 509 47th ST NW, zoned R-1D [Section 14-16-5-1(C)(2)(b)2] **APPROVED**
34. VA-2020-00049 Project# PR-2020-003359 Jane Potter requests a permit to allow a carport in the front yard setback for Lot 11, Block 1, Lobo Addn, located at 1312 Vassar DR NE, zoned R-1B [Section 14-16-5-5(F)(2)(a)] **APPROVED**
35. VA-2020-00050 Project# PR-2020-003358 Cesar Martin (Agent, Cartesian Surveys Inc.) requests a variance of 0.0738 acres to allow a lot larger than the allowable contextual standards for Lot C, Avila—Regina & Mary Lucero, located at 517 47th ST NW, zoned R-1D [Section 14-16-5-1(C)(2)(b)2] **APPROVED**
36. VA-2020-00051 Project# PR-2020-003083 Eric Cornelius Woodards (Agent, Cartesian Surveys Inc.) requests a variance of 0.1426 acres to allow a lot larger than the allowable contextual standards for Lot A, Block K, Sunshine Terrace Addn, located at 1621 Buena Vista DR SE, zoned R-1C [Section 14-16-5-1(C)(2)(b)2] **APPROVED**
37. VA-2020-00052 Project# PR-2020-003083 Eric Cornelius Woodards (Agent, Cartesian Surveys Inc.) requests a variance of 0.1426 acres to allow a lot larger than the allowable contextual standards for Lot B, Block K, Sunshine Terrace Addn, located at 1701 Buena Vista DR SE, zoned R-1C [Section 14-16-5-1(C)(2)(b)2] **APPROVED**

38. VA-2020-00053 Project# PR-2020-003360 U.S. Eagle Federal Credit Union (Agent, Consensus Planning) requests a conditional use to allow a drive-thru for Lot B-1, Rhodes Acres Addn, located at 5420 Academy RD NE, zoned MX-H [Section 14-16-4-2] **APPROVED**
39. VA-2020-00054 Project# PR-2020-003361 U.S. Eagle Federal Credit Union (Agent, Consensus Planning) requests a conditional use to allow a drive-thru for Lot 14-G, Block 95, Snow Heights Addn, located at 1955 Juan Tabo Blvd NE, zoned MX-L [Section 14-16-4-2] **APPROVED**
40. VA-2020-00056 Project# PR-2020-003390 Huyen Le (Agent, Peter Le) requests a conditional use to allow light vehicle sales and rentals on Lot C, Block C, Waggoman & Denison Addn, located at 8900 Central AVE SE, zoned M-XL [Section 14-16-4] **DEFERRED**
41. VA-2020-00058 Project# PR-2020-003426 Billy Williams Jr requests a variance of 3 feet to the 3 foot maximum wall height for Lot 1, Block 1, Apodaca & Sedillo Addn, located at 1400 8TH ST SW, zoned MX-T [Section 14-16-5-7(D)] **DEFERRED**
42. VA-2020-00059 Project# PR-2020-003437 Jose Carrillo Huizar (Agent, Ubaldo Huizar) requests a variance of 2 feet to the 3 feet maximum wall height for Lot 7, Block F, Bosque Redondo Addn, located at 8208 Fruit Ave NE, zoned R-1C [Section 14-16-5-7(D)] **DEFERRED**
43. VA-2020-00060 Project# PR-2020-003438 Daniel Gaillour requests a variance of 3 feet to the 3 foot maximum wall height for Lot 2, Block 16, Santa Fe Addn, located at 917 8th ST SW, zoned R-1A [Section 14-16-5-7(D)] **DEFERRED**
44. VA-2020-00065 Project# PR-2020-003448 Robert John Bittner (Agent, Groff Lumber) requests a permit to allow a carport in the front setback for Lot 8, Block 14, Paradise Heights Unit 1, located at 4800 Dodge AVE NW, zoned R-1D [Section 14-16-5-5-F-2] **APPROVED**
45. VA-2020-00071 Project# PR-2020-003464 Donald Woodman requests a variance of 1 foot to the 3 feet maximum wall height for Lot 4, Block 8, Hunings Highland Addn, located at 213 Arno ST SE, zoned R-1A [Section 14-16-5-7(D)] **DEFERRED**
46. VA-2020-00072 Project# PR-2020-003465 Scotsman Grp Inc c/o Williams Scotsman Inc/Alvarado Roofing (Agent, James Clark) requests a variance of 2 feet to the 6 foot maximum wall height for Lot 7, Interstate Industrial Tract Unit 4, located at 4101 Hawkins ST NE, zoned NR-LM [Section 14-16-5-7(D)] **APPROVED**
47. VA-2020-00073 Project# PR-2020-003465 Scotsman Grp Inc c/o Williams Scotsman Inc/Alvarado Roofing (Agent, James Clark) requests a variance of 2 feet to the 6 foot maximum wall height in the side yard for Lot 8, Interstate Industrial Tract Unit 4, located at 4015 Hawkins ST NE, zoned NR-LM [Section 14-16-5-7(D)] **APPROVED**
48. VA-2020-00074 Project# PR-2020-003465 Scotsman Grp Inc c/o Williams Scotsman Inc/Alvarado Roofing (Agent, James Clark) requests a variance of 8 inches to the 6 ft maximum wall height in the front yard for Lot 8, Interstate Industrial Tract Unit 4, located at 4015 Hawkins ST NE, zoned NR-LM [Section 14-16-5-7(D)] **APPROVED**
49. VA-2020-00075 Project# PR-2020-003467 Garcia Alfonso Eloy, Gonzales Maria Isela and Garcia Giovanni (Agent, Deysi Garcia) request a conditional use to allow a family home daycare for Lot 41, Westview Townhomes Addn, located at 9731 Western AVE SW, zoned R-T [Section 14-16-4-2] **DEFERRED**

50. VA-2020-00077 Project# PR-2020-003476 Dionne Sanchez requests a variance of 3 feet to the 3 foot maximum wall height for Lot 3, Block 122, Snow Heights Addn, located at 1820 Carol ST NE, zoned R-1B [Section 14-16-5-7(D)] **APPROVED**
51. VA-2020-00078 Project# PR-2020-002609 Isidor Gallegos (Agent, Arch+Plan Land Use Consultants) request a variance of 0.0777 acres to allow a lot larger than the allowable contextual standards for Lot 14, Floral Gardens, located at 2454 Rose AVE NW, zoned R-1B [Section 14-16-5-1(C)(2)(b)] **APPROVED**
52. VA-2020-00079 Project# PR-2020-003062 Dowry LLC / John Seaver requests a conditional use to allow outdoor storage for Lot A3A, Thunderbird Partnership, located at 9170 Coors BLVD NW, zoned M-XL [Section 14-16-4-2] **DEFERRED**
53. VA-2020-00080 Project# PR-2020-003487 Jose Arturo Solis requests a permit to allow a carport in the front yard setback for Lot 8, Block 105, Princess Jeanne Park Addn, located at 732 Grace St NE, zoned R1-B [Section 14-16-5-5-F-2(a)(2)(a)] **APPROVED**
54. VA-2020-00085 Project# PR-2020-003503 Lawrence Hatfield requests a permit to allow a carport in the side yard setback within CPO-3 for Lot 5, Block 1, Zapfs Orchard, located at 1011 Orchard Pl NW, zoned R-1A [Section 14-16-5-5-F-2(a)(2)(a)] **APPROVED**
55. VA-2020-00086 Project# PR-2020-003508 Yvonne Ulibarri (Agent, Yolanda Montoya) requests a variance of 3 feet to the allowed encroachment of 3 feet from side lot line for a shade structure for Lot 10, Block 4, Sunrise Terrace West Unit 1, located at 11000 Paso Fino Ave SW, zoned R-1B [Section 14-16-5-1(F)] **APPROVED**
56. VA-2020-00088 Project# PR-2020-003527 Melvin Morfin requests a conditional use to allow a dwelling unit without a kitchen for Lot 24, Block 12, Hoffmantown Addn, located at 2700 Garcia St NE, zoned R-1B [Section 14-16-4-2] **APPROVED**
57. VA-2020-00090 Project# PR-2020-003563 Ian Vanderwoude requests a variance of 3 feet to the 3 feet maximum wall height for Lot 9, Block 8, McDuffie Place Addn Unit 3, located at 3301 Mountain Rd NE, zoned R-1C [Section 14-16-5-7(D)] **DEFERRED**
58. VA-2020-00091 Project# PR-2020-003566 Fredrick Sanchez requests a variance of 10 ft to the required 20 ft curb cut for a driveway for Lot 3, Block 2, Volcano Cliffs Unit 22, located at 8016 Canoncito DR NW, zoned R-1D [Section 14-16-3-4(M)(5)(c)] **APPROVED**
59. VA-2020-00093 Project# PR-2020-003580 Dan S Nielson (Agent, Gilbert Austin) requests a permit to allow a carport in the front yard setback for Lot 11, Block 21, Snow Heights Addn, located at 8020 Bellamah Ave NE, zoned R-1B [Section 14-16-5-5-(F)(2)(a)(2)(a)] **APPROVED**
60. VA-2020-00095 Project# PR-2020-003587 Julie Elizabeth Kilpatrick and Linda Kay Cecil (Agent, Garcia/Kraemer & Assoc.) request a variance of 5 ft to the required 20 ft front yard setback for Lot 1, Snow-Michael J & Elizabeth, located at 2728 Decker Ave NW, zoned R-A [Section 14-16-5-1(C)] **DEFERRED**
61. VA-2020-00096 Project# PR-2020-003586 Amy Biehl H S Foundation (Agent, Randy Miranda) requests a variance of 3 feet to the 3 feet maximum wall height for Lot 20, Block 18, NM Town Company's Original, located at 123 4th ST SW, zoned MX-FB-UD [Section 14-16-5-7(D)] **APPROVED**

****Examiner will hear additional evidence and make a written decision pursuant to applicable provisions of Section 14-16-6-4.**