



ZONING HEARING EXAMINER'S ACTION SHEET

TUESDAY, January 21, 2020 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)

*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
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-2019-00403 | Project#
PR-2019-
003061 | Anselmo Chavez requests a variance of 3 feet to the 3 feet required maximum wall height for Lot 17, Block R, Lavaland Addn, located at 475 61 ST ST NW, zoned R-1B [Section 14-16-5-7(D)] APPROVED WITH CONDITIONS |
| 2. VA-2019-00417 | Project#
PR-2019-
003089 | Alfonso Gurrola requests a conditional use to allow accessory living quarters with a kitchen for Lot 80, MRGCD Map 40, located at 820 John ST SE, zoned R-1A [Section 14-16-4-3(F)(5)(i)6] APPROVED WITH CONDITIONS |
| 3. VA-2019-00419 | Project#
PR-2019-
003107 | Estrella Affordable Housing Community LLC (Agent, Hector De la Fuente) requests an expansion of non-conforming use to a structure for Lot 32, Block 2, Waggonman & Dennison, located at 122 General Marshall ST NE #6, zoned MX-M [Section 14-16-6-6(c)] DEFERRED |

OLD BUSINESS:

- | | | |
|------------------|--------------------------------|--|
| 4. VA-2019-00180 | Project#
PR-2019-
002458 | Daniel Powell requests a variance of 15 ft to the required 25 ft rear yard setback for Lot 208B2, MRGCD Map 31, located at 1320 Avenida Cristo Rey NW, zoned R-A [Section 14-16-5-1(C)] WITHDRAWN |
|------------------|--------------------------------|--|

5. VA-2019-00386 Project# PR-2019-003013 David & Sandra Casaus (Agent, Cassidy Holland) request a variance of 2 ft 9 inches to the 3 ft maximum wall height for Lot 11, Block 41, Raynolds Addn, located at 606 11TH ST SW, zoned MX-L [Section 14-16-5-7(D)] **APPROVED**
6. VA-2019-00387 Project# PR-2019-003013 David & Sandra Casaus (Agent, Cassidy Holland) request a variance of 2 ft 9 inches to the 3 ft maximum wall height for Lot 12, Block 41, Raynolds Addn, located at 606 11TH ST SW, zoned MX-L [Section 14-16-5-7(D)] **APPROVED**
7. VA-2019-00402 Project# PR-2019-003060 MHP, LLC (Agent, Fritz Eberle) requests a variance of 3 ft to the 3 ft maximum wall height for Lot 17B, MRGCD Map 35, located at 2211 Rio Grande Blvd NW, zoned R-MH [Section 14-16-5-7(D)] **APPROVED WITH CONDITIONS**

NEW BUSINESS:

8. VA-2019-00422 Project# PR-2019-003109 Everest and Susan Sewell request a variance of 3 ft to the 3 ft maximum wall height for Lot 12, MRGCD Map 38, located at 1322 15th ST NW, zoned R-1A [Section 14-16-5-7-D] **APPROVED WITH CONDITIONS**
9. VA-2019-00423 Project# PR-2019-003110 Luccas Greene requests a variance of 3 ft to the 3 ft maximum wall height for Lot 12, Block 2A, Gutierrez-Ofimiano J Lower Terrace, located at 8901 La Barranca Ave NE, zoned R-1D [Section 14-16-5-7-D] **APPROVED WITH CONDITIONS**
10. VA-2019-00424 Project# PR-2019-003121 Ong David K and Jean J Trustee (Agent, Alfredo Barrenechea) request a conditional use to allow a drive through facility for Lot 5A, Block 5, Skyline Heights, located at 10026 Central Ave SE, zoned MX-H [Section 14-16-4] **APPROVED WITH CONDITIONS**
11. VA-2019-00425 Project# PR-2019-001880 William Simon, Robert Simon Trust (Agent, Brian Langwell) request a conditional use to allow a taproom for Lot 232B, MRGCD Map 38, located at 524 Romero ST NW, zoned MX-T [Section 14-16-4-2] **APPROVED WITH CONDITIONS**
12. VA-2019-00427 Project# PR-2019-001811 Juan A Mejias (Agent, Gilbert Austin) request a permit to allow for a carport extension in the front yard setback for Lot 11, Block 13, Carlisle del Cero, located at 4600 Hilton Ave NE, zoned R-1C [Section 14-16-5-5(F)(2)a] **APPROVED**
13. VA-2019-00429 Project# PR-2019-002570 Jesse Herron (Agent, Michelle Negrette) request a conditional use to allow artisan manufacturing for Lot A, Gonzales-Charles, located at 1100 Bellamah Ave NW, zoned MX-T [Section 14-16-4-2] **APPROVED WITH CONDITIONS**
14. VA-2019-00430 Project# PR-2019-002570 Jesse Herron (Agent, Michelle Negrette) request a conditional use to allow an event facility for Lot B, Gonzales-Charles, located at 1106 Bellamah Ave NW, zoned MX-T [Section 14-16-4-2] **APPROVED WITH CONDITIONS**
15. VA-2019-00431 Project# PR-2019-002570 Jesse Herron (Agent, Michelle Negrette) request a conditional use to allow a taproom for Lot A, Gonzales-Charles, located at 1100 Bellamah Ave NW, zoned MX-T [Section 14-16-4-2] **APPROVED WITH CONDITIONS**

16. VA-2019-00432 Project# PR-2019-002570 Jesse Herron (Agent, Michelle Negrette) request a conditional use to allow an event facility for Lot A, Gonzales-Charles, located at 1100 Bellamah Ave NW, zoned MX-T [Section 14-16-4-2] **APPROVED WITH CONDITIONS**
17. VA-2019-00433 Project# PR-2019-002570 Jesse Herron (Agent, Michelle Negrette) request a conditional use to allow artisan manufacturing for Lot B, Gonzales-Charles, located at 1106 Bellamah Ave NW, zoned MX-T [Section 14-16-4-2] **APPROVED WITH CONDITIONS**
18. VA-2019-00434 Project# PR-2019-002570 Jesse Herron (Agent, Michelle Negrette) request a conditional use to allow a taproom for Lot B, Gonzales-Charles, located at 1106 Bellamah Ave NW, zoned MX-T [Section 14-16-4-2] **APPROVED WITH CONDITIONS**
19. ~~VA-2019-00435~~ Project# ~~PR-2019-003131~~ ~~Albuquerque Lodge No. 461 of BPOE (Agent, Bob Shepherd) requests a variance to add five additional RV parking spaces to the approved site development plan for Lot 12A, Cavan Sunport Centre, located at 2430 Centre Ave SE, zoned NR-BP [Section 14-16-1-10(A)]~~
20. VA-2019-00436 Project# PR-2019-003133 Sean and Yvonne O'Malley (Agent, JAG Planning and Zoning) request a variance of .125 acres to allow a lot smaller than the allowable contextual standards for Lot 19, Block 4, Fitzgerald Subd, located at 805 Fitzgerald RD NW, zoned R-1D [Section 14-16-5-1(c)(2)(b)1] **APPROVED**
21. VA-2019-00437 Project# PR-2019-003133 Sean and Yvonne O'Malley (Agent, JAG Planning and Zoning) request a variance to lot area of 5,342 square feet to the minimum 10,000 square feet lot size required for proposed lot for Lot 19, Block 4, Fitzgerald Subd, located at 805 Fitzgerald RD NW, zoned R-1D [Section 14-16-5-1] **APPROVED**
22. VA-2019-00438 Project# PR-2019-003136 Martha B Anderson Beauchamp (Agent, Carla Beauchamp) request a variance of 10 ft to the required 15 ft rear yard setback for Lot 6, Block 2, McDuffie Place Addn Unit 3, located at 3402 Mackland Ave NE, zoned R-1B [Section 14-16-5] **APPROVED**
23. VA-2019-00439 Project# PR-2019-003138 Jeremy Oswald requests a variance of 32ft to the front setback contextual standards of 0-3ft for Lot 6, Block 1, Santa Fe Addn, located at 707 Santa Fe Ave SW, zoned R-1A [Section 14-16-5-1] **APPROVED**
24. VA-2019-00440 Project# PR-2019-003139 C & S Equities LLC (Agent, Consensus Planning) request a variance of 35 feet 9" to allow a parking area closer than the 50 feet minimum separation requirement from an abutting protected lot for Lot 3B2B, IHS Acquisition No. 120 Inc., located at 8830 Horizon Blvd NE, zoned NR-LM [Section 14-16-5-9(F)(1)] **APPROVED**