



ZONING HEARING EXAMINER'S ACTION SHEET

TUESDAY, September 18, 2018 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)

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.

INTERPRETER REQUIRED:

- | | | |
|------------------|--------------------------------|--|
| 1. VA-2018-00030 | Project#
PR-2018-
001291 | Yanitse Almaguer-Alvarez requests a conditional use to allow a family home daycare on Lot 1, Block 2, Dorado Village, Unit 2, located on 544 Nathan ST SE, zoned R-T [Section 14-16-4-2-1] APPROVAL WITH CONDITIONS |
| 2. VA-2018-00053 | Project#
PR-2018-
001365 | Maria Hernandez requests a variance of 2 ft to the maximum 3 ft wall height in the front yard setback for Lot 6 P-1, Block 10, El Rancho Grande Unit 1, located 8228 Camino San Martin SW, zoned R-1A [Section 14-16-5-7(D)] CONTINUED |
| 3. VA-2018-00071 | Project#
PR-2018-
001424 | Yadira Sanchez requests a conditional use to allow up to 12 children in a family home daycare for Lot 63-P1, Block 7, Puna De Tierra Estates, located at 1415 Dona Luisa ST SW, zoned R-1B [Section 14-16-4-2-1] APPROVAL WITH CONDITIONS |
| 4. VA-2018-00075 | Project#
PR-2018-
001427 | Victoriano and Maria Ceballos request a variance to allow a 5 ft wall in the front yard for Lot 36, Block D, Desert Springs, Unit 3, located at 7616 Rainwater RD SW, zoned R-1A [Section 14-16-5-7(D)] APPROVED |

OLD BUSINESS:

5. VA-2018-00028 Project#
PR-2018-
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] **DENIED**
6. VA-2018-00031 Project#
PR-2018-
001293 David Vilar requests a variance of 10 ft to the required 10 ft side yard setback for Lot 8, Tijeras Heights Subdivision, located on 12804 Piru Blvd SE, zoned R-1D [Section 14-16-5-1] **DENIED**

NEW BUSINESS:

7. VA-2018-00052 Project#
PR-2018-
001364 Roman Silva requests a variance of 3 ft to the 5 ft side yard setback for Lot 13, 20B, MRGCD Map 41, located at 1325 Barelvas RD SW, zoned R-1A [Section 14-16-5-1] **APPROVED**
8. VA-2018-00054 Project#
PR-2018-
001373 City of Albuquerque requests a conditional use to allow a community center in an NR-C zone for unplatted lot, located at 10001 DeVargas RD SW, zoned NR-C [Section 14-16-4-2-1] **APPROVED**
9. VA-2018-00062 Project#
PR-2018-
001411 Maverick Inc requests a conditional use to allow a light vehicle fueling station adjacent to a residential zone for Lot B, Block 8, La Cuesta, located at 670 Juan Tabo Blvd NE, zoned MX-M [Section 14-16-4-3(D)(17)] **APPROVED**
10. VA-2018-00063 Project#
PR-2018-
001410 Joseph Higham requests a variance to allow a 6 ft tall chain link fence in the front yard and side yard of Lot 1-A, Block 12, Loma Verde, located at 300 Charleston ST NE, zoned R-MH [Section 14-16-5-7(D)] **APPROVED**
11. VA-2018-00064 Project#
PR-2018-
001414 Ladera Partners LLC requests a variance of 4,921 ft in distance to the required mile from the nearest small loan business establishment for Lot Q1, Town of Atrisco Grant Northeast Unit, located at 3301 Coors Blvd NW, Ste 16, zoned MX-M [Section 14-16-4-3(D)(22)] **APPROVED**
12. VA-2018-00066 Project#
PR-2018-
001420 Chee Tran requests a variance of 4 ft to the 3 ft required wall height in an MX-L zone for Lot 3A, Block 2, Emil Mann Addn, located at 7302 Zuni RD SE, zoned MX-L [Section 14-16-5-7(D)(1)] **DENIED**
13. VA-2018-00069 Project#
PR-2018-
001422 Cedar Investors request a variance of 3 ft to the 3 ft max wall height, a variance of 6 ft to the 6 ft max wall height and a variance of 4 ft to the 8 ft max wall height for Lot 1, Highlands Subd, located at 200 Mulberry ST NE, zoned R-MH [Section 14-16-5-7(D)] **APPROVED**
14. VA-2018-00070 Project#
PR-2018-
001423 Phyllis Martinez requests a variance of 10 ft to the minimum street side yard setback to allow a wall over 3 ft for Lot 21, Block 9, Heritage East Unit 2, located at 9413 Freedom WY NE, zoned R-1B [Section 14-16-5-1(C)] **APPROVED**
15. VA-2018-00072 Project#
PR-2018-
001425 Michael Winkeljohn requests a variance of 12 ft to the allowed max 30 ft building height for Lot 8-9, Martineztown Phase 7, located at 301 Martin Luther King Ave NE, zoned MX-T [Section 14-16-5-1(D)] **APPROVED**
16. VA-2018-00082 Project#
PR-2018-
001464 Black Snow Brewhouse LLC requests a conditional use to allow a taproom in an MX-L zone for Lot X1, Brentwood Hills, located at 11500 Menaul Blvd NE, zoned MX-L [Section 14-16-4-2-1] **APPROVED**