



ZONING HEARING EXAMINER'S ACTION SHEET

TUESDAY, December 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)

*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:**

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| 1. VA-2019-00396 | Project#
PR-2019-
003050 | Benigno Toppe requests a variance of 3 feet to the 3 feet maximum wall height for Lot 41, Block 44, Snow Heights Addn, located at 9901 Menaul Blvd NE, zoned R-1B [Section 14-16-5-7(D)] APPROVED WITH CONDITIONS |
| 2. 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)] DEFERRED |

OLD BUSINESS:

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| 3. 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)] DEFERRED |
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| 4. | VA-2019-00297 | Project#
PR-2019-
002821 | Group 1 Realty, Inc. requests a conditional use to allow outdoor vehicle storage for Lot 2A, Fraternal Order of Police, located at 5900 Jefferson ST NE, zoned NR-BP [Section 14-16-4-2] APPROVED |
| 5. | VA-2019-00298 | Project#
PR-2019-
002821 | Group 1 Realty, Inc. requests a conditional use to allow outdoor vehicle storage for Lot 2B, Fraternal Order of Police, located at 5810 Jefferson ST NE, zoned NR-BP [Section 14-16-4-2] APPROVED |
| 6. | VA-2019-00330 | Project#
PR-2019-
002931 | Legacy Church Inc. requests a variance of 3ft to the 3ft maximum wall height for Lot 2A, Atrisco Business Park, located at 6900 Los Volcanes RD NW, zoned NR-BP [Section 14-16-5-7(D)] APPROVED WITH CONDITIONS |
| 7. | VA-2019-00333 | Project#
PR-2019-
002933 | William L. Abernathy, Testamentary Charitable Trust requests a variance of 3 ft to the 3 ft maximum wall height for Lot 3, Flamingo Heights, located at 4011 Ladera DR NW, zoned MX-T [Section 14-16-5-7-D] APPROVED |
| 8. | VA-2019-00334 | Project#
PR-2019-
002934 | William L. Abernathy, Testamentary Charitable Trust requests a variance of 3 ft to the 3 ft maximum wall height for Lot 60, Town of Atrisco Grant Unit 6, located at 6711 Churchill RD SW, zoned MX-T [Section 14-16-5-7-D] APPROVED |
| 9. | VA-2019-00370 | Project#
PR-2019-
002955 | Barbara Krause requests a variance of 5ft to the required 5ft side yard setback for a carport for Lot 7, Block 37, Monte Vista Addn, located at 420 Amherst DR NE, zoned R-1B [Section 14-16-5-5(F)(2)(a)] WITHDRAWN |

NEW BUSINESS:

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|-----|---------------|--------------------------------|---|
| 10. | VA-2019-00372 | Project#
VA-2019-
002960 | John Covan (Agent, Charles Houston, CB Houston Builder) requests a variance of 6 feet the required 15 feet front yard setback for a carport for Lot 9, Block 24, Ridgecrest Addn, located at 1717 Anderson PL SE, zoned R-1B [Section 14-16-5-5(F)(2)(a)] APPROVED WITH CONDITIONS |
| 11. | VA-2019-00373 | Project#
PR-2019-
002960 | John Covan (Agent, Charles Houston, CB Houston Builder) requests a variance of 5 feet to the required 5 feet side yard setback for a carport for Lot 9, Block 24, located at 1717 Anderson PL SE, zoned R-1B [Section 14-16-5-5(F)(2)(a)] APPROVED WITH CONDITIONS |
| 12. | VA-2019-00374 | Project#
PR-2019-
002966 | Pete Nicasio requests a variance of 2 feet to the 3 feet maximum wall height for Lot 8, Block P, Lavaland Addn, located at 447 Estancia DR NW, zoned R-1B [Section 14-16-5-7(D)] APPROVED WITH CONDITIONS |
| 13. | VA-2019-00375 | Project#
PR-2019-
002967 | Pete Nicasio requests a variance of 2 feet to the 3 feet maximum wall height for Lot 9, Block P, Lavaland Addn, located at 451 Estancia DR NW, zoned R-1B [Section 14-16-5-7(D)] APPROVED WITH CONDITIONS |
| 14. | VA-2019-00376 | Project#
PR-2019-
002970 | Hershul & Jolene Olloway (Agent, Dolores Morales) request a variance of 3 ft to the 3 ft maximum wall height for Lot 32, Block 16, N ABQ Acres TR 1 Unit 3, located at 8301 Glendale Ave NE, zoned R-1D [Section 14-16-5-7(D)] APPROVED WITH CONDITIONS |
| 15. | VA-2019-00377 | Project#
PR-2019-
002517 | Christy McCartney (Agent, Randolph Probst) request a variance of 3 feet to the 3 feet maximum wall height for Lot 183, MRGCD Map 38, located at 202 Rio Grande Blvd NW, zoned MX-T [Section 14-16-5-7(D)] APPROVED |

16. VA-2019-00383 Project# PR-2019-002993 Maria Lazcano (Agent, Dolores Morales) requests a variance of 3 feet to the 3 feet maximum wall height for Lot 1, Block 2, Fairgrounds Addn, located at 6500 Central Ave SE, zoned MX-M [Section 14-16-5-7(D)] **APPROVED**
17. VA-2019-00385 Project# PR-2019-003012 Elizabeth Black & Gail Stockman request a variance to allow a 13ft accessory building in a street side setback where height shall not exceed 8ft for Lot 1, Block A, Park Addn, located at 900 8TH ST NW, zoned R-1A [Section 14-16-5-11(C)(3)] **WITHDRAWN**
18. 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)] **DEFERRED**
19. 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)] **DEFERRED**
20. VA-2019-00389 Project# PR-2019-003031 Jorge Monge requests a variance to allow an accessory building to occupy 6% more than the allowed 25% of the side and rear yards combined for Lot 29 & 30, Block 13, Mesa Verde Addn, located at 241 Utah ST NE, zoned R-ML [Section 14-16-5-11(C)(3)(a)] **APPROVED**
21. VA-2019-00390 Project# PR-2019-003032 Alexander Abeyta requests a variance of 3 feet to the 3 feet maximum wall height for Lot 8, Block A, Summer Ray Unit 2, located at 6400 Sunray CT NW, zoned R-1A [Section 14-16-5-7(D)] **APPROVED**
22. VA-2019-00391 Project# PR-2019-003035 James Gallison & Lisa Broidy request a permit to allow a carport in the front yard setback for Lot 5, Block 6, Yearouts, located at 726 Jefferson ST NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)] **APPROVED**
23. VA-2019-00392 Project# PR-2019-003045 Cecil Barreras requests a variance of 5 feet to the required 10 feet side setback for Lot 2-P1, Constancia, located at 532 Bright Way NW, zoned R-1D [Section 14-16-5-1(C)(1)] **APPROVED**
24. VA-2019-00393 Project# PR-2019-003046 Liliana Arreola requests a conditional use to allow family home daycare for Lot 10, Field Addn, located at 509 62ND ST SW, zoned R-1C [Section 14-16-4-2] **APPROVED**
25. VA-2019-00394 Project# PR-2019-003047 Joshua Williams requests a variance of 3 feet to the 3 feet maximum wall height for Lot 1, Block H, La Jolla Park, located at 7001 Kiowa Ave NE, zoned R-1C [Section 14-16-5-7(D)] **APPROVED**
26. VA-2019-00395 Project# PR-2019-003049 Allen Sigmon Real Estate (Agent, Dekker/Perich/Sabatini) request a variance of 55ft to the maximum 15ft front yard setback for Lot 6A1C1A, Block C, Louisiana, located at 99999 Prospect PL NE, zoned MX-H [Section 14-16-5-1(D)(1)] **APPROVED**
27. VA-2019-00397 Project# PR-2019-003053 Catherine Aragon-Marquez (Agent, Susan Price) requests a variance of 10 feet to the required 15 feet side yard setback for Lot 10, Block 3, Volcano Cliffs Unit 22, located at 8001 Camino Alderete NW, zoned R-1D [Section 14-16-3-4(M)(3)] **WITHDRAWN**

28. VA-2019-00398 Project#
PR-2019-
02353 Land Development 8, LLC requests a conditional use to allow for a drive-through facility in an MX-L zone for Lot 3, La Mirada, located at 4201 Wyoming Blvd NE, zoned MX-L [Section 14-16-4(2)] **APPROVED**
29. VA-2019-00401 Project#
PR-2019-
003058 Kaplan Central, LLC (Agent, Wooten Engineering) requests an expansion of non-conforming use for Lot Parcel B, Block 38, Valley View Addn, located at 5115 Central Ave NE, zoned MX-M [Section 14-16-6-6(c)] **APPROVED**
30. 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)] **DEFERRED**
31. VA-2019-00404 Project#
PR-2019-
003062 Prime Properties, LLC (Agent, Consensus Planning) requests a conditional use to allow for a drive-through in an MX-L zone for Lot A3A, Thunderbird Partnership, located at 9170 Coors Blvd NW, zoned MX-L [Section 14-16-4-3(F)(4)] **APPROVED**
32. VA-2019-00406 Project#
PR-2019-
003063 Mary Lou Armijo 2 LLC (Agent, Kyle Metcalf) requests a variance of 53 square ft to the allowed 75 square ft sign for Lot A, Armijo--Joe, located at 1715 57TH ST NW, zoned MX-M [Section 14-16-3-4(C)(5)(F)2b] **APPROVED**
33. VA-2019-00409 Project#
PR-2019-
003066 Archuleta-Boulanger Trust (Agent, Jake Palmer) requests a conditional use to allow a drive through or drive up facility for Lot 1B1B, Block 39B, Princess Jeanne Park Addn, located at 1105 Juan Tabo Blvd NE, zoned MX-L [Section 14-16-4-3(F)(4)] **APPROVED**