ZONING HEARING EXAMINER’S AGENDA

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)

Stan Harada, Esq., Zoning Hearing Examiner
Lorena Patten-Quintana, ZHE Planner
Suzie Sanchez, ZHE Administrative Assistant

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For Inquiries Regarding This Agenda, Please Call The Planning Dept. at (505) 924-3894.
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PLEASE ADDRESS ALL CORRESPONDENCE TO:
Stan Harada, Esq., Zoning Hearing Examiner
Planning Department
P.O. Box 1293
Albuquerque, NM 87103

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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.
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*INTERPRETER NEEDED:

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)]

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 61ST ST NW, zoned R-1B [Section 14-16-5-7(D)]

OLD BUSINESS:

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]

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]

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)]

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]

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]

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)]

NEW BUSINESS:

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)]

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)]

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)]

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)]

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)]

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)]
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)]

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)]

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)]

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)]

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)]

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)]

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)]

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)]

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]

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)]

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)]

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)]

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)]
<table>
<thead>
<tr>
<th></th>
<th>Project#</th>
<th>Requested Modification</th>
<th>Location and Zoning Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>29.</td>
<td>VA-2019-00401</td>
<td>PR-2019-003058</td>
<td>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)]</td>
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<td>30.</td>
<td>VA-2019-00402</td>
<td>PR-2019-003060</td>
<td>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)]</td>
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<tr>
<td>31.</td>
<td>VA-2019-00404</td>
<td>PR-2019-003062</td>
<td>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)]</td>
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<tr>
<td>32.</td>
<td>VA-2019-00406</td>
<td>PR-2019-003063</td>
<td>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]</td>
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<tr>
<td>33.</td>
<td>VA-2019-00409</td>
<td>PR-2019-003066</td>
<td>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)]</td>
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