



# ZONING HEARING EXAMINER'S ACTION SHEET

TUESDAY, March 19, 2019 9:00 A.M. and 1:00 P.M.

PLAZA DEL SOL HEARING ROOM  
BASEMENT LEVEL  
600 SECOND STREET NW  
(ON THE NORTHEAST CORNER OF 2<sup>ND</sup> STREET AND ROMA NW)

### STAFF

*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 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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### NEW BUSINESS:

February 19, 2019 9:00 A.M.

- |                  |                                |   |
|------------------|--------------------------------|---|
| 1. VA-2018-00224 | Project#<br>PR-2018-<br>001904 | Santa Fe Pacific Trust requests a variance of 3 ft to max 3 ft wall height in an MX-FB-UD zone for Lot 27A1, Block 8, NM Town Companies, located at 123 Central Ave NW, zoned MX-FB-UD [Section 14-16-5-7(D)] <b>APPROVED WITH CONDITIONS</b> |
| 2. VA-2018-00225 | Project#<br>PR-2018-<br>001911 | J.J. Mancini requests a conditional use to allow auto sales for Lot A, Murphy-Daniel D Addn, located at 1705 San Mateo Blvd NE, zoned MX-L [Section 14-16-4-2] <b>APPROVED WITH CONDITIONS</b>  |
| 3. VA-2018-00228 | Project#<br>PR-2018-<br>001925 | Thakur Enterprises, LLC requests a conditional use to allow artisan manufacturing on Lot A-36-A, Town of Atrisco Grant Northeast Unit, located at 3421 Coors Blvd NW, zoned MX-T [Section 14-16-4-2] <b>APPROVED WITH CONDITIONS</b>          |
| 4. VA-2018-00229 | Project#<br>PR-2018-<br>001925 | Thakur Enterprises, LLC requests a conditional use to allow a tap-room on Lot A-36-A, Town of Atrisco Grant Northeast Unit, located at 3421 Coors Blvd NW, zoned MX-T [Section 14-16-4-2] <b>APPROVED WITH CONDITIONS</b>                     |
| 5. VA-2018-00231 | Project#<br>PR-2018-<br>001925 | Thakur Enterprises, LLC requests a conditional use to allow a restaurant on Lot A-36-A, Town of Atrisco Grant Northeast Unit, located at 3421 Coors Blvd NW, zoned MX-T [Section 14-16-4-2] <b>APPROVED WITH CONDITIONS</b>                   |

- 6. VA-2019-00001      Project# PR-2019-001931      VSF/REF Family Trust requests a variance of 3ft to the 3 ft max wall height for Lot 18, 17, 16, 15, 14, 13 Block 39, Ridgcrest Addn, located on 4849 Gibson Blvd SE, zoned R-MH [Section 14-16-5-7(D)] **APPROVED WITH CONDITIONS**
- 7. VA-2019-00002      Project# PR-2019-001932      Clinton Walker requests a variance of 2 ft to the 3 ft max wall height in the front yard for Lot 23, Block 52, Parkland Hills Addn, located at 5020 Pershing Ave SE, zoned R-1C [Section 14-16-5-7(D)] **DENIED**
- 8. VA-2019-00003      Project# PR-2019-001933      Ben and Lynn Wilson a variance of 3.5 ft to the 8 ft max wall height to allow for an 11.5 ft wall in the rear yard for Lot C, Block 21, Mesa Del Norte Addn, located at 1505 Mesilla St NE, zoned R-1C [Section 14-16-5-7(D)] **APPROVED WITH CONDITIONS**
- 9. VA-2019-00004      Project# PR-2019-001935      Stripes Restaurant requests a conditional use to allow a drive-through on Lot 38A, Block A, Sombra Del Monte, located at 2505 Wyoming Blvd NE, zoned MX-L [Section 14-16-4-2] **APPROVED WITH CONDITIONS**
- 10. VA-2019-00010      Project# PR-2019-001936      Thakur Enterprises, LLC requests a conditional use to allow self-storage in MX-M Zone for Lot A-WLY Portion Of, Block 20, Bellehaven Addn, located at 99999 Indian School Rd NE, zoned MX-M [Section 14-16-4-2] **APPROVED WITH CONDITIONS**
- 11. VA-2019-00013      Project# PR-2019-001936      Thakur Enterprises, LLC requests a variance of 12 ft to the max 45 ft height on Lot A-WLY Portion Of, Block 20, Bellehaven Addn, located at 99999 Indian School Rd NE, zoned MX-M [Section 14-16-5-(1)(D)] **APPROVED**
- 12. VA-2019-00011      Project# PR-2019-001937      Via Real Estate, LLC requests a conditional use to allow warehouse uses on Lot 11-N, Block 11, Gutierrez-Ofimiano J Lower Terrace Subd, located at 4516 Wyoming Blvd NE, zoned MX-M [Section 14-16-4-2] **APPROVED WITH CONDITIONS**
- 13. VA-2019-00012      Project# PR-2019-001938      Via Real Estate, LLC requests a variance to separation requirements for car wash use adjacent to a residential zone district for Lot 11-N, Block 11, Gutierrez-Ofimiano J Lower Terrace Subd, located at 4516 Wyoming Blvd NE, zoned MX-M [Section 14-16-4-3(D)(15)a] **APPROVED WITH CONDITIONS**
- 14. VA-2019-00014      Project# PR-2019-001941      Patricia Derrick requests a variance of 3 ft to the 3 ft max wall height for Lot 12, Block 12, Mesa Arriba Subd, located at 3100 Betts Dr NE, zoned R-1C [Section 14-16-5-7(D)] **DENIED**
- 15. VA-2019-00015      Project# PR-2019-001942      Richard Johnson requests a conditional use to allow an accessory dwelling unit for Lot West 42' of 4 , 5, 6, Block 18, Albright & Moore Addn, located at 511 Constitution Ave NW, zoned R-1A [Section 14-16-4-2] **APPROVED WITH CONDITIONS**

\*\*\*\*\*LUNCH BREAK\*\*\*\*\*

**HEARING WILL RESUME PROMPTLY AT 1:00 P.M.  
FOR MARCH APPLICANTS**

**NEW BUSINESS:**

**March 19, 2019 1:00 P.M.**

- 1. VA-2019-00017      Project# PR-2019-001956      Raul Corona requests a variance of 3 ft to the 3 ft max wall height for Lot 4, Block 1, Atrisco Village, located at 10607 Jenaro ST SW, zoned R-1C [Section 14-16-5-7-(D)] **DENIED**

2. VA-2019-00023      Project#  
PR-2019-  
001965      Albuquerque VOA / EHI dba Mesa Hills Apts requests a variance of 3 ft to the 3 ft max wall height for Lot 31, Block 31, Mesa Del Norte, located at 1000 Louisiana Blvd NE, zoned R-MH [Section 14-16-5-7(D)] **APPROVED WITH CONDITIONS**
3. VA-2019-00034      Project#  
PR-2019-  
002004      Gabriel Gonzalez requests a variance of 1 ft to the 3 ft max wall height for Lot 10, Block 3, Katherine Village, located at 3405 Nova CT NW, zoned R-T [Section 14-16-5-7(D)] **DENIED**
4. VA-2019-00036      Project#  
PR-2019-  
002025      Keith Auger and Patricia Scanlon request a variance of 5 ft to the 5 ft side yard setback for Lot 7, Block 8, Sunset Terrace Addn, located at 1021 Girard Blvd NE, zoned R-1B [Section 14-16-5-1(C)(1)] **APPROVED**
5. VA-2019-00037      Project#  
PR-2019-  
002037      Melissa Martinez requests a conditional use to allow auto sales on Lot A, Block1, Indian Acres, located at 3505 Carlisle Blvd NE, zoned MX-L [Section 14-16-4-2] **APPROVED WITH CONDITIONS**
6. VA-2019-00038      Project#  
PR-2019-  
002041      Enrique Sotelo requests a variance of 15 ft to the 15 ft rear yard setback for Lot 1, Block 1, Palisades Addn, located at 401 Loma Hermosa DR NW, zoned MX-M [Section 14-16-5-1(D)] **APPROVED**
7. VA-2019-00044      Project#  
PR-2019-  
002062      Karla Linden requests a variance of 4 ft to the 5 ft side yard setback for Lot 4, Block 20, Carlisle Del Cero No 2, located at 3812 Delamar Ave NE, zoned R-1C [Section 14-16-5-1(C)(1)] **DENIED**
8. VA-2019-00045      Project#  
PR-2019-  
002064      Janet McHard and Beth Mohr requests a variance of 5 ft to the 15 ft rear yard setback for Lot 5, Block 12, Mesa Court Addn, located at 4031 Smith Ave SE, zoned R1-D, [Section 14-16-5-1(C)(1)] **APPROVED**
9. VA-2019-00046      Project#  
PR-2019-  
002065      Edward Baca requests a conditional use to allow accessory living quarters without a kitchen for Lot 110, Quaker Heights Addn, located at 5128 Northern Trl NW, zoned R-1A [Section 14-16-4-2] **APPROVED WITH CONDITIONS**
10. VA-2019-00048      Project#  
PR-2019-  
002073      Cathedral Church of St John requests a variance of 5 ft to the 3 ft max wall height for Lot 6-12, Block 31, NM Town Company's Original Townsite, located at 318 Silver Ave SW, zoned MX-FB-UD [Section 14-16-5-7(D)] **APPROVED WITH CONDITIONS**
11. VA-2019-00047      Project#  
PR-2019-  
002066      Chappell Family requests a variance of 2 ft to the 3 ft max wall height for Lot 24, Block B, Branson Addn, located at 1249 7<sup>TH</sup> ST NW, zoned R-1 [Section 14-16-5-7(D)] **APPROVED WITH CONDITIONS**
12. VA-2019-00049      Project#  
PR-2019-  
001374      NM Real Estate Financial Solutions requests a variance of 2 ft 3 inches to the 10 ft rear yard setback for the eastern portion of Lot 214A2, MRGCD MAP 41, located at 411 Anderson Ave SE, zoned R1-A [Section 14-16-5-1(C)(1)] **APPROVED**
13. VA-2019-00050      Project#  
PR-2019-  
001374      NM Real Estate Financial Solutions requests a variance of 3 ft 9 inches to the 10 ft rear yard setback for the western portion of Lot 214A2, MRGCD MAP 41, located at 411 Anderson Ave SE, zoned R1-A [Section 14-16-5-1(C)(1)] **APPROVED**