



ZONING HEARING EXAMINER'S AGENDA

TUESDAY, May 21, 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)

STAFF

Stan Harada, 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:

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 NEEDED:

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| 1. VA-2019-00052 | Project#
PR-2019-002097 | Joaquin Cenicerros requests a variance of 3 ft to the 3 ft maximum wall height for Lot 28, Block 1, Tapia Meadows, located at 1014 Rigel St SW, zoned R-T [Section 14-16-5-7(D)] |
| 2. VA-2019-00072 | Project#
PR-2019-002167 | Fabian Acosta requests a variance of 3 ft to the 3 ft max wall height for Lot 20, Block 14, Baron Burg Heights Mendelsbergs Replat, located at 612 Valencia DR SE, zoned R-1B [Section 14-16-5-7(D)] |
| 3. VA-2019-00073 | Project#
PR-2019-002169 | Marina Lueras requests a variance of 2 ft to the 3 ft maximum wall height for Lot 101, Block B, Field Addn, located at 400 62 nd ST SW, zoned R-1C [Section 14-16-5-7(D)] |
| 4. VA-2019-00098 | Project#
PR-2019-002208 | Antonio Gutierrez requests a variance of 2 ft to the 3 ft maximum wall height for Lot 9, Block 71, Westgate Heights Addn, located at 1100 Sapphire SW, zoned R1-C [Section 14-16-5-7(D)] |
| 5. VA-2019-00117 | Project#
PR-2019-002278 | Nancy Martinez requests a variance of 3 ft to the 3 ft maximum wall height for Lot 1, Rosedale Addn, located at 2300 9th St NW, zoned R-1A [Section 14-16-5-7(D)] |

6. VA-2019-00128 Project#
PR-2019-002290 Maria Marquez requests a conditional use to allow family home daycare for Lot 668, Block 29, Atrisco Village, located at 1219 Del Mastro DR SW, zoned R-1C [Section 14-16-4-2]

DEFERRED:

7. VA-2019-00069 Project#
PR-2019-002156 Theodore and Christine Sharp request a variance of 2 ft to the 3 ft maximum wall height for Lot 6, Block 2, Del Norte, located at 417 Espanola ST NE, zoned R-1C [Section 14-16-5-7(D)] **Withdrawn**
8. VA-2019-00077 Project#
PR-2019-002178 Phillip Sanchez requests a variance of 2ft to the 3ft maximum wall height for Lot 22-P1, Block 2, Desert Sage, located at 1143 82nd ST SW, zoned R-1A [Section 14-16-5-7(D)]
9. VA-2019-00079 Project#
PR-2019-002179 MaryAnne Pils requests a variance of 2 ft to the 3 ft max wall height for Lot 8, Block 3, Winona Addn, located at 4104 6TH ST NW, zoned R-1B [Section 14-16-5-7(D)]
10. VA-2019-00078 Project#
PR-2019-002180 Eva and Greg Montoya request a variance of 3 ft to the 3 ft maximum wall height for Lot 25, Block 25A, Elder Homestead Addn, located at 1109 Arizona ST SE, zoned R-MH [Section 14-16-5-7(D)]
11. VA-2019-00080 Project#
PR-2019-002180 Eva and Greg Montoya request a variance of 3 ft to the 3 ft maximum wall height for Lot 26, Block 25A, Elder Homestead Addn, located at 1109 Arizona ST SE, zoned R-MH [Section 14-16-5-7(D)]
12. VA-2019-00081 Project#
PR-2019-002180 Eva and Greg Montoya request a variance of 3 ft to the 3 ft maximum wall height for Lot 27, Block 25A, Elder Homestead Addn, located at 1109 Arizona ST SE, zoned R-MH [Section 14-16-5-7(D)]
13. VA-2019-00082 Project#
PR-2019-002181 Denise Atler requests a variance of 3ft to the 3ft maximum wall height for Lot 13, Block 1, Sunrise Terrace Unit 2, located at 10441 Heron Rd SW, zoned R-1B [Section 14-16-5-7(D)]

NEW BUSINESS:

14. VA-2019-00099 Project#
PR-2019-002223 Rose Arnell requests a conditional use to allow wholesaling and distribution on Lot 3, Block 2, Towner Addn, located at 2513 4th St NW, zoned MX-M [Section 14-16-4-2]
15. VA-2019-00102 Project#
PR-2019-002250 Economy Storage Group requests for expansion of nonconforming use for Lot 1, Block 52 and 53, Snow Heights, located at 10308 Candelaria RD NE, zoned MX-L [Section 14-16-6-8(C)(3)]
16. VA-2019-00104 Project#
PR-2019-002254 Greg and Theresa Natzke request a variance of 13 ft to the required 25 ft rear yard setback for Lot 37D, Alvarado Gardens Unit 2, located at 2701 Campbell RD NW, zoned R-A [Section 14-16-5-1(c)]
17. VA-2019-00106 Project#
PR-2019-002254 Greg and Theresa Natzke request a variance of 5 ft to the required 10 ft side yard setback for Lot 37D, Alvarado Gardens Unit 2, located at 2701 Campbell RD NW, zoned R-A [Section 14-16-5-1(c)]

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| 18. | VA-2019-00105 | Project#
PR-2019-
002255 | Heights Church of Christ requests a variance of 3 ft to the 3ft maximum wall height for Lot 33, Golden View Addn, located at 7801 Zuni RD SE, zoned MX-L [Section 14-16-5-7(D)] |
| 19. | VA-2019-00118 | Project#
PR-2019-
002279 | Cyprian Devine Perez requests a variance of 3ft to the maximum 3ft wall height for Lot 13, Block 51, University Heights, located at 323 Amherst SE, zoned R-1C [Section 14-16-5-7(D)] |
| 20. | VA-2019-00119 | Project#
PR-2019-
002281 | Michael Keefe requests a variance of 35 ft to the required 50 ft separation for drive through lanes to allow for a 15 ft separation from abutting protected lot for Lot 86, Los Alamos Addn, located at 321 Sandia RD NW, zoned MX-T [Section 14-16-5-9(F)(1)] |
| 21. | VA-2019-00120 | Project#
PR-2019-
002281 | Michael Keefe requests a variance of 3ft to the 3ft maximum wall height in the front yard and street side yard for Lot 86, Los Alamos Addn, located at 321 Sandia RD NW, zoned MX-T [Section 14-16-5-7(D)] |
| 22. | VA-2019-00121 | Project#
PR-2019-
002281 | Michael Keefe requests a variance of 56% to the required 60% of clear transparent windows on ground floor facade facing 4th street for Lot 86, Los Alamos Addn, located at 321 Sandia RD NW, zoned MX-T [Section 14-16-5-11(E)(2)(b)1] |
| 23. | VA-2019-00122 | Project#
PR-2019-
002281 | Michael Keefe requests a variance of 42% to the required 60% of clear transparent windows on ground floor facade facing Sandia RD for Lot 86, Los Alamos Addn, located at 321 Sandia RD NW, zoned MX-T [Section 14-16-5-11(E)(2)(b)1] |
| 24. | VA-2019-00123 | Project#
PR-2019-
002281 | Michael Keefe requests a variance of 25% to the required 30% of clear transparent windows on second floor facade facing 4th Street for Lot 86, Los Alamos Addn, located at 321 Sandia RD NW, zoned MX-T [Section 14-16-5-11(E)(2)(b)2] |
| 25. | VA-2019-00124 | Project#
PR-2019-
002281 | Michael Keefe requests a variance of 42 inches to the required 30 inch window sill height from lowest edge to allow 72 inch window sill height for Lot 86, Los Alamos Addn, located at 321 Sandia RD NW, zoned MX-T [Section 14-16-5-11(E)(2)(b)1] |
| 26. | VA-2019-00125 | Project#
PR-2019-
002281 | Michael Keefe requests a variance of 22% to the required 30% of clear transparent windows on second floor facade facing Sandia RD for Lot 86, Los Alamos Addn, located at 321 Sandia RD NW, zoned MX-T [Section 14-16-5-11(E)(2)(b)2] |
| 27. | VA-2019-00159 | Project#
PR-2019-
002281 | Michael Keefe requests a variance of 6 ft to the required placement of a 6 ft wall 6 ft inside the property line for Lot 86, Los Alamos Addn, located at 321 Sandia RD NW, zoned MX-T [Section 14-16-5-6(E)(2)(b)1a] |
| 28. | VA-2019-00126 | Project#
PR-2019-
001223 | 3X1LLC requests a variance of 3 ft to the 3 ft maximum wall height front and side yards for Lot B2A1, Town of Atrisco Grant NE Unit, located at 3500 Coors Blvd NW, zoned MX-L [Section 14-16-5-7(D)] |
| 29. | VA-2019-00127 | Project#
PR-2019-
002289 | Sandy Herrera requests a variance of 2 ft to the 3 ft maximum wall height for Lot 1, Westway Hill, located at 5213 Hanover RD NW, zoned R-1B [Section 14-16-5-7(D)] |
| 30. | VA-2019-00129 | Project#
PR-2019-
001442 | Anthony Radler requests a variance to allow an accessory building to occupy 12% more than the allowed 25% of the side and rear yards combined for Lot 24, Block 23, Perea Addn, located at 1201 Fruit Ave NW, zoned R-1A [Section 14-16-5-11(c)(3)(a)] |

31. VA-2019-00130 Project# PR-2019-002291 Titan Ladera SS, LLC requests a conditional use to allow drive-through facility on Lot 5A1C2, El Rancho Atrisco Phase 3, located at 1901 Ladera DR NW, zoned MX-L [Section 14-16-4-2]
32. VA-2019-00131 Project# PR-2019-002292 David Keleher requests a variance of 12ft 6" to the required 15ft rear yard setback for Lot 13, Block 1, Heights Reservoir Addn, located at 231 Adams ST NE, zoned R-MH [Section 14-16-5-1(C)]
33. VA-2019-00132 Project# PR-2019-002293 Jonathan F.P Rose requests a variance of up to 31.8% to the required 40% of clear transparent windows on ground floor facades for Lot C1A, Block C1A, Silver Townhomes, located at 300 Titanium ST SW, zoned MX-FB-1D [Section 14-16-2-4(E)(3)(f)3-a-ii]
34. VA-2019-00133 Project# PR-2019-002293 Jonathan F.P Rose requests a variance of 8% to the required 15% usable open space for Lot A1A, Block A1A, Silver Townhomes, located at 301 Platinum ST SW, zoned MX-FB-1D [Section 14-16-2-4(E)(3)(d)]
35. VA-2019-00136 Project# PR-2019-002293 Jonathan F.P Rose requests a variance of up to 31.8% to the required 40% of clear transparent windows of upper level facades for Lot C1A, Block C1A, Silver Townhomes, located at 300 Titanium ST SW, zoned MX-FB-1D [Section 14-16-2-4(E)(3)(f)3-b]
36. VA-2019-00137 Project# PR-2019-002293 Jonathan F.P Rose requests a variance of up to 31.8% to the required 40% of clear transparent windows on ground floor facades for Lot A1A, Block A1A, Silver Townhomes, located at 301 Platinum ST SW, zoned MX-FB-1D [Section 14-16-2-4(E)(3)(f)3-a-ii]
37. VA-2019-00138 Project# PR-2019-002293 Jonathan F.P Rose requests a variance of up to 31.8% to the required 40% of clear transparent windows on upper level facades for Lot A1A, Block A1A, Silver Townhomes, located at 301 Platinum ST SW, zoned MX-FB-1D [Section 14-16-2-4(E)(3)(f)3-b]
38. VA-2019-00139 Project# PR-2019-002293 Jonathan F.P Rose requests a variance of 8% to the required 15% usable open space for Lot C1A, Block C1A, Silver Townhomes, located at 300 Titanium ST SW, zoned MX-FB-1D [Section 14-16-2-4(E)(3)(d)]
39. VA-2019-00140 Project# PR-2019-002294 Maverik Inc requests a variance of 2545 square feet to the required 15510 square feet landscape area for Lot Unplatted, Truck Plaza Inc, located at 1901 Menaul Blvd NE, zoned NR-LM [Section 14-16-5-6(C)]
40. VA-2019-00141 Project# PR-2019-002295 Maverik Inc requests a conditional use to allow liquor retail for Lot Unplatted, Truck Plaza Inc, located at 1901 Menaul Blvd NE, zoned NR-LM [Section 14-16-4-2]
41. **ZHE Rules of Conduct** The Zoning Hearing Examiner (ZHE) will consider, discuss, and take action on updates to the ZHE Rules of Conduct of Business by the ZHE. The proposed changes are available on the City of Albuquerque, Planning Department, ZHE web page and at the Planning Department.