



ZONING HEARING EXAMINER'S AGENDA

TUESDAY, November 19, 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*

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-2019-00317 | Project#
PR-2019-
002891 | Sonia Rodriguez requests a variance of 2 feet to the required 25 foot front yard setback for Lot 21, Block 6, Volcano Cliffs Unit 18, located at 6505 Pato RD NW, zoned R-1D [Section 14-16-3-4(M)(3)] |
| 2. VA-2019-00318 | Project#
PR-2019-
002895 | Jesus Dominguez requests a variance of 3ft to the 3ft maximum wall height for Lot 15a, Block 2, New Era Fruit Addn, located at 1400 William ST SE, zoned R-1A [Section 14-16-5-7(D)] |
| 3. VA-2019-00321 | Project#
PR-2019-
002900 | Luis and Diana Ortega request a variance of 2ft to the 3ft maximum wall height for Lot C, Block 20, Eastern Addn, located at 1117 High ST SE, zoned R-1A [Section 14-16-5-7(D)] |
| 4. VA-2019-00324 | Project#
PR-2019-
002903 | Norma Perez requests a conditional use to allow a family home daycare for Lot 5, Block 2, Valencia Estates, located at 7901 Tiffany Rd SW, zoned R-1A [Section 14-16-4-2] |

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| 5. | VA-2019-00335 | Project#
PR-2019-
002937 | Carlos Mata requests a variance of .18 acres to allow a lot larger than the allowable contextual standards for Lot 3A, Garden Acres, located at 1426 Griegos RD NW, zoned R-1C [Section 14-16-5-1(c)(2)(b)] |
| 6. | VA-2019-00337 | Project#
PR-2019-
002940 | Jose Gamboa requests a variance of 10ft to the required 10ft street side-yard setback for Lot 46, Block A, Desert Springs Unit 1, located at 7805 Silverberry RD SW, zoned R-1A [Section 14-16-5-19(C)] |

OLD BUSINESS:

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| 7. | 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] |
| 8. | 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)] |

NEW BUSINESS:

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|-----|---------------|--------------------------------|--|
| 9. | 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] |
| 10. | 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] |
| 11. | VA-2019-00302 | Project#
PR-2019-
002610 | MCHT, LLC requests a variance of 0.271 acres to allow a lot larger than the allowable contextual standards for Lot 26 – B, Alvarado Gardens, located at 99999 Matthew Ave NW, zoned R-A [Section 14-16-5-1(C)(2)(b)] |
| 12. | VA-2019-00303 | Project#
PR-2019-
002834 | Lungile Sinandile requests a variance of 3 feet to the 3 foot maximum wall height for Lot 39, Block 4, La Mesa, located at 120 Mesilla ST NE, zoned MX-M [Section 14-16-5-7-D] |
| 13. | VA-2019-00296 | Project#
PR-2019-
002820 | Vince Santistevan requests a variance of 2 feet to the 3 foot maximum wall height for Lot 4, Block 65, Westgate Heights Addn, located at 9300 Reba Ave SW, zoned R-1C [Section 14-16-5-7(D)] |
| 14. | VA-2019-00315 | Project#
PR-2019-
002875 | Bill Adams requests a permit to allow a carport in the required front setback for Lot 12, Block 22, Mesa Del Norte, located at 1313 Mesilla ST NE, zoned R-1C [Section 14-16-5-5-F-2-A] |
| 15. | VA-2019-00316 | Project#
PR-2019-
002877 | Dina Afek requests a variance of 3ft to the 3ft maximum wall height for Lot 6, Block 3, Summer Garden Ave NW, located at 1503 Summer Ave NW, zoned R-1A [Section 14-16-5-7(D)] |

- 16. VA-2019-00320 Project#
PR-2019-002898 Brian & Colleen Knapp requests a variance of 5 ft to the 3 ft maximum wall height for Lot 5, Block D, Cenaroca, located at 416 Monte Alto PL NE, zoned R-1D [Section 14-16-5-7(D)]

- 17. VA-2019-00325 Project#
PR-2019-002915 Armand Huertaz requests a variance of 5ft to the 3ft maximum wall height for Lot 8-P1, Block 20, Saltillo Unit 1, located at 11001 Escensia ST NW, zoned R-1B [Section 14-16-5-7(D)]

- 18. VA-2019-00326 Project#
PR-2019-002920 Montgomery Place Church of God requests a conditional use to allow light vehicle fueling station adjacent to residential zone district for Lot G2B, Montgomery Complex, located at 3601 Montgomery Blvd NW, zoned MX-M [Section 14-16-4-3(D)(17)(l)]

- 19. VA-2019-00327 Project#
PR-2019-002920 Montgomery Place Church of God requests a variance to allow a building with a setback greater than the 15 ft maximum allowed for Lot G2B, Montgomery Complex located at 3601 Montgomery Blvd NW, zoned MX-M [Section 14-16-4-3(D)(17)(k)]

- 20. VA-2019-00328 Project#
PR-2019-002929 Aron A Realy Vazquez requests a variance of 1ft 6in to the required 5ft side yard setback for Lot 10, Atlantic and Santa Fe, located at 208 Atlantic Ave SW, zoned R-ML [Section 14-16-5(1)(C)]

- 21. VA-2019-00329 Project#
PR-2019-002929 Aron A Realy Vazquez requests a variance of 10ft to the required 15ft rear yard setback for Lot 10, Atlantic and Santa Fe, located at 208 Atlantic Ave SW, zoned R-ML [Section 14-16-5(1)(C)]

***** **LUNCH BREAK** *****

THE ZHE HEARING WILL RESUME PROMPTLY

AT 1:00 P.M. BEGINNING WITH AGENDA ITEM #22

If you are agenda items #22 through #59, please come to the hearing at 1:00 P.M.

- 22. 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)]

- 23. VA-2019-00331 Project#
PR-2019-002932 Jeff and Anna Bechtold request a variance of 3ft to allow a carport to be built to the property line for Lot 4, Block 52, Westgate Heights Addn Unit 1, located at 1104 Jenaro ST SW, zoned R-1C [Section 14-16-5-5(F)(2)(a)]

- 24. VA-2019-00332 Project#
PR-2019-002932 Jeff and Anna Bechtold request a permit to allow for a carport in the front yard setback for Lot 4, Block 52, Westgate Heights Addn Unit 1, located at 1104 Jenaro ST SW, zoned R-1C [Section 14-16-5-5(F)(2)(a)]

25. 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]
26. 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]
27. VA-2019-00338 Project# PR-2019-002941 Tracy Cronin requests a variance of 3 ft to the 3 ft maximum wall height for Lot 2, Block 7, Loma Vista Addn, located at 3028 Mackland Ave NE, zoned R-1B [Section 14-16-5-7(D)]
28. VA-2019-00339 Project# PR-2019-002942 Wilson Family LLC requests a variance of 3 ft to the maximum 3 ft wall height for Lot C, Lomas & Broadway Unit 2, located at 333 Lomas Blvd NE, zoned MX-M [Section 14-16-5-7(D)]
29. VA-2019-00340 Project# PR-2019-001985 Diego & Armando Sedillo request a variance of 0.0378 acres to allow a lot larger than the allowable contextual standards for Lot 8, Block 6, Lewis & Simonds Addn, located at 806 Arno ST SE, zoned R-1A [Section 14-16-5-1(c)(2)(b)]
30. VA-2019-00341 Project# PR-2019-002943 Diego & Armando Sedillo request a variance of .0378 acres to allow a lot larger than the allowable contextual standards for Lot 10, Block 6, Lewis & Simonds Addn, located at 814 Arno ST SE, zoned R-1A [Section 14-16-5-1(c)(2)(b)]
31. VA-2019-00342 Project# PR-2019-001985 Diego & Armando Sedillo request a variance of 0.0378 acres to allow a lot larger than the allowable contextual standards for Lot 9, Block 6, Lewis & Simonds Addn, located at 812 Arno ST SE, zoned R-1A [Section 14-16-5-1(c)(2)(b)]
32. VA-2019-00343 Project# PR-2019-002944 Chris Casaus - RCA Investments LLC requests a variance of 4ft to the required 12ft minimum height of ground floor for Lot 6, Block 2, New Bridge Acres Addn, located at 142 Atrisco DR SW, zoned MX-L [Section 14-16-5-11-E-1]
33. VA-2019-00344 Project# PR-2019-002944 Chris Casaus - RCA Investments LLC requests a variance of 56% to the required 60% ground floor clear transparent window/door surfaces for Lot 6, Block 2, New Bridge Acres Addn, located at 142 Atrisco DR SW, zoned MX-L [Section 14-16-5-11-E-2-B]
34. VA-2019-00345 Project# PR-2019-002944 Chris Casaus - RCA Investments LLC requests a variance of 6in to the lower edge window sill maximum of 30in above finished floor for Lot 6, Block 2, New Bridge Acres Addn, located at 142 Atrisco DR SW, zoned MX-L [Section 14-16-5-11-E-2-B]
35. VA-2019-00346 Project# PR-2019-002944 Chris Casaus - RCA investments LLC requests a variance of 26% to the required 30% second floor clear transparent window/door surfaces for Lot 6, Block 2, New Bridge Acres Addn, located at 142 Atrisco DR SW, zoned MX-L [Section 14-16-5-11-E-2-B]
36. VA-2019-00347 Project# PR-2019-002161 Albuquerque Indian Center requests a variance of 4 ft 4 inches to the 3 ft maximum wall height for Lot 5, Block 3, Unity Addn, located at 99999 Tennessee ST SE, zoned MX-L [Section 14-16-5-7(D)]

37. VA-2019-00348 Project# PR-2019-002161 Albuquerque Indian Center requests a variance of 4 ft 4 inches to the 3 ft maximum wall height for Lot 6, Block 3, Unity Addn, located at 99999 Tennessee ST SE, zoned MX-L [Section 14-16-5-7(D)]
38. VA-2019-00349 Project# PR-2019-002161 Albuquerque Indian Center requests a variance of 4 ft 4 inches to the 3 ft maximum wall height for Lot 7, Block 3, Unity Addn, located at 99999 Tennessee ST SE, zoned MX-L [Section 14-16-5-7(D)]
39. VA-2019-00350 Project# PR-2019-002161 Albuquerque Indian Center requests a variance of 4 ft 4 inches to the 3 ft maximum wall height for Lot 8, Block 3, Unity Addn, located at 99999 Tennessee ST SE, zoned MX-L [Section 14-16-5-7(D)]
40. VA-2019-00351 Project# PR-2019-002161 Albuquerque Indian Center requests a variance of 4 ft 4 inches to the 3 ft maximum wall height for Lot 9, Block 3, Unity Addn, located at 99999 Tennessee ST SE, zoned MX-L [Section 14-16-5-7(D)]
41. VA-2019-00352 Project# PR-2019-002161 Albuquerque Indian Center requests a variance of 4 ft 4 inches to the 3 ft maximum wall height for Lot 10, Block 3, Unity Addn, located at 105 Texas ST SE, zoned MX-L [Section 14-16-5-7(D)]
42. VA-2019-00353 Project# PR-2019-002161 Albuquerque Indian Center requests a variance of 4 ft 4 inches to the 3 ft maximum wall height for Lot 11, Block 3, Unity Addn, located at 105 Texas ST SE, zoned MX-L [Section 14-16-5-7(D)]
43. VA-2019-00354 Project# PR-2019-002161 Albuquerque Indian Center requests a variance of 4 ft 4 inches to the 3 ft maximum wall height for Lot 12, Block 3, Unity Addn, located at 105 Texas ST SE, zoned MX-L [Section 14-16-5-7(D)]
44. VA-2019-00355 Project# PR-2019-002161 Albuquerque Indian Center requests a variance of 4 ft 4 inches to the 3 ft maximum wall height for Lot 13, Block 3, Unity Addn, located at 99999 Texas ST SE, zoned MX-L [Section 14-16-5-7(D)]
45. VA-2019-00356 Project# PR-2019-002161 Albuquerque Indian Center requests a variance of 4 ft 4 inches to the 3 ft maximum wall height for Lot 14, Block 3, Unity Addn, located at 99999 Texas ST SE, zoned MX-L [Section 14-16-5-7(D)]
46. VA-2019-00358 Project# PR-2019-002952 HopeWorks (co-app, COA Dept. of Family and Comm Services) requests a variance to eliminate the required 6 ft minimum setback on buildings above 30 ft per the North 4th Interim Development Regulations for Lot 3A, Block 6, Paris Addn, located at 1215 3RD ST NW, zoned MX-M [Council Bill No R-19-162, Enactment No R-2019-061]
47. VA-2019-00359 Project# PR-2019-002952 HopeWorks (co-app, COA Dept. of Family and Comm Services) requests a variance of 39% to the required 60% of clear transparent windows/doors on ground floor facade facing a street for Lot 3A, Block 6, Paris Addn, located at 1215 3RD ST NW, zoned MX-M [Section 14-16-5-11(E)(2)(b)]
48. VA-2019-00360 Project# PR-2019-002952 HopeWorks (co-app, COA Dept. of Family and Comm Services) requests a variance of 18% to the required 30% facade window/door requirements for the second story and above for Lot 3A, Block 6, Paris Addn, located at 1215 3RD ST NW, zoned MX-M [Section 14-16-5-11(E)(2)(b)]

49. VA-2019-00361 Project# PR-2019-002952 HopeWorks (co-app, COA Dept. of Family and Comm Services) requests a variance to eliminate the required 6ft minimum setback on buildings above 30 ft per the North 4th Interim Development Regulations for Lot 5A, Block 6, Paris Addn, located at 1215 3RD ST NW, zoned MX-M [Council Bill No R-19-162, Enactment No R-2019-061]
50. VA-2019-00362 Project# PR-2019-002952 HopeWorks (co-app, COA Dept. of Family and Comm Services) requests a variance to eliminate the required 6 ft minimum setback on buildings above 30 ft per the North 4th Interim Development Regulations for Lot 6A, Block 6, Paris Addn, located at 1215 3RD ST NW, zoned MX-M [Council Bill No R-19-162, Enactment No R-2019-061]
51. VA-2019-00363 Project# PR-2019-002952 HopeWorks (co-app, COA Dept. of Family and Comm Services) requests a variance of 39% to the required 60% of clear transparent windows/doors on ground floor facade facing a street for Lot 5A, Block 6, Paris Addn, located at 1215 3RD ST NW, zoned MX-M [Section 14-16-5-11-E-2-b]
52. VA-2019-00364 Project# PR-2019-002952 HopeWorks (co-app, COA Dept. of Family and Comm Services) requests a variance of 39% to the required 60% of clear transparent windows/doors on ground floor facade facing a street for Lot 6A, Block 6, Paris Addn, located at 1215 3RD ST NW, zoned MX-M [Section 14-16-5-11-E-2-b]
53. VA-2019-00365 Project# PR-2019-002952 HopeWorks (co-app, COA Dept. of Family and Comm Services) requests a variance of 18% to the required 30% facade window/doors requirements for the second story and above for Lot 5A, Block 6, Paris Addn, located at 1215 3RD ST NW, zoned MX-M [Section 14-16-5-11-E-2-b]
54. VA-2019-00366 Project# PR-2019-002952 HopeWorks (co-app, COA Dept. of Family and Comm Services) requests a variance of 18% to the required 30% facade window/door requirements for the second story and above for Lot 6A, , Block 6, Paris Addn, located at 1215 3RD ST NW, zoned MX-M [Section 14-16-5-11-E-2-b]
55. VA-2019-00367 Project# PR-2019-002952 HopeWorks (co-app, COA Dept. of Family and Comm Services) requests a variance to eliminate the required 6 ft minimum setback on buildings above 30 ft per the North 4th Interim Development Regulations for Lot 7A, Block 6, Paris Addn, located at 1205 3RD ST NW, zoned MX-M [Council Bill No R-19-162, Enactment No R-2019-061]
56. VA-2019-00368 Project# PR-2019-002952 HopeWorks (co-app, COA Dept. of Family and Comm Services) requests a variance of 39% to the required 60% of clear transparent windows/doors on ground floor facade facing a street for Lot 7A, Block 6, Paris Addn, located at 1205 3RD ST NW, zoned MX-M [Section 14-16-5-11(E)(2)(b)]
57. VA-2019-00369 Project# PR-2019-002952 HopeWorks (co-app, COA Dept. of Family and Comm Services) requests a variance of 18% to the required 30% facade windows/doors requirement for the second story and above for Lot 7A, Block 6, Paris Addn, located at 1205 3RD ST NW, zoned MX-M [Section 14-16-5-11(E)(2)(b)]
58. 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)]
59. VA-2019-00371 Project# PR-2019-002956 Watchlist Menaul LLC requests a variance of 3ft to the 3ft maximum wall height for Lot 1, Block A, Snow Heights Addn, located at 8500 Menaul Blvd NE, zoned MX-M [Section 14-16-5-7(D)]