



ZONING HEARING EXAMINER'S AGENDA

TUESDAY, August 18, 2020 9:00 A.M.

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*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 at suzannasanchez@cabq.gov

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:

- 1. VA-2020-00122 Project# Ruben Perez and Graciela Silva request a conditional use to allow an
 PR-2020- accessory dwelling unit without a kitchen for Lot 42, Block 4B, Dennis - - W
 003825 B, located at 338 Cutler Ave NE, zoned R-1B [Section 14-16-4-2]
 APPROVED

OLD BUSINESS:

- 2. VA-2020-00133 Project# Justin Lial requests a variance of 3 ft to the 3 ft maximum wall height for Lot
 PR-2020- 1-P1, Block 1, Tompiro, located at 5920 Gran Quivira Rd NW, zoned R-1B
 003889 [Section 14-16-5-7(D)] **APPROVED WITH CONDITIONS**
- 3. VA-2020-00151 Project# Evangelina Marcum requests a variance of 3 ft to the 3 ft maximum wall
 PR-2020- height for Lot 7, Block 25, Eastern Addn, located at 706 Lewis Ave SE,
 003922 zoned R-1A [Section 14-16-5-7(D)] **APPROVED**

NEW BUSINESS:

4. VA-2020-00102 Project#
PR-2020-
003715 Carolyn Drummond-Hay requests a variance of 3 feet to the 3 foot maximum wall height for Lot 14, Block H, Vista Encantada Replat, located at 2912 San Pedro DR NE, zoned R-1C [Section 14-16-5-7(D)] **APPROVED WITH CONDITIONS**
5. VA-2020-00142 Project#
PR-2020-
003909 Red Shamrock 21, LLC (Agent, Modulus Architects) requests a variance of 8 feet to the 15-foot maximum setback in the MX-H zone for Lot A-1, Bellemahs Central, located at 10415 Central Ave NE, zoned MX-H [Section 14-16-4-3(D)(17)(k)] **WITHDRAWN**
6. VA-2020-00143 Project#
PR-2020-
003911 Jose Alfredo and Ailda Martinez (Agent, Modulus Architects) request a conditional use to allow for a light vehicle fueling station adjacent to a residential zone district for Commercial Tract, Block 5, Los Altos, located at 99999 Bridge Blvd SW, zoned MX-M [Section 14-16-4-3(D)(17)(i)] **APPROVED WITH CONDITIONS**
7. VA-2020-00144 Project#
PR-2020-
003911 Jose Alfredo and Ailda Martinez (Agent, Modulus Architects) request a conditional use to allow for liquor sale within 500 feet of residential for Commercial Tract, Block 5, Los Altos, located at 99999 Bridge Blvd SW zoned MX-M [Section 14-16-4-3(D)(36)(c)] **APPROVED WITH CONDITIONS**
8. VA-2020-00156 Project#
PR-2020-
003968 Roman Perez requests a variance of 3 feet to the 3 feet maximum wall height for Lot 83-P1, Seville Unit 3A, located at 5908 Soria Ave NW, zoned R-1B [Section 14-16-5-7(D)] **APPROVED**
9. VA-2020-00176 Project#
PR-2020-
003972 Isaac Sandoval (Agent, Yolanda Montoya) requests a variance of 5 feet to the required 10 feet side yard setback for Lot 7, Block B, La Sala Grande Estates Unit 2, located at 3416 La Sala Del Oeste NE, zoned R-1D [Section 14-16-5-1] **APPROVED**
10. VA-2020-00186 Project#
PR-2020-
003980 Kahjarime Baca and Ehren Baca (Agent, Yolanda Montoya) request a variance of 3ft to the 3ft maximum wall height for Lot 23, Block 4A, Wolters, located at 1509 Rita DR NE, zoned R-1C [Section 14-16-5-7(D)] **APPROVED**
11. VA-2020-00187 Project#
PR-2020-
003980 Kahjarime Baca and Ehren Baca (Agent, Yolanda Montoya) request a conditional use to allow an accessory dwelling unit without a kitchen for Lot 23, Block 4A, Wolters, located at 1509 Rita DR NE, zoned R-1C [Section 14-16-4-2] **APPROVED**
12. VA-2020-00188 Project#
PR-2020-
003981 Sarita Candice (Agent, Eunice Beronio) requests a variance of 3 feet to the 3 feet maximum wall height for Lot 32, Block 1, La Mesa, located at 130 Louisiana Blvd NE, zoned MX-M [Section 14-16-5-7(D)] **APPROVED**
13. VA-2020-00189 Project#
PR-2020-
003981 Sarita Candice (Agent, Eunice Beronio) requests a variance of 3 feet to the 3 feet maximum wall height for Lot 33, Block 1, La Mesa, located at 130 Louisiana Blvd NE, zoned MX-M [Section 14-16-5-7(D)] **APPROVED**
14. VA-2020-00190 Project#
PR-2020-
004004 Mercedes Mejia requests a variance of 4 feet to the 3 feet Maximum wall height for Lot 1, Block 1, Loma Verde, located at 7501 Central Ave NE, zoned MX-M [Section 14-16-5-7(D)] **APPROVED**

15. VA-2020-00194 Project#
PR-2020-004032 Jerry and Deborah King (Agent, Gilbert Austin) request a permit to allow a carport within the front and side setback areas for Lot 10, Block 2, Zuni Addn, located at 7510 Euclid Ave NE, zoned R-1C [Section 14-16-5-5-F-2-a] **APPROVED**
16. VA-2020-00195 Project#
PR-2020-004033 Jerome F Trujillo (Agent, Garcia/Kraemer & Associates) request a Variance of 6 & 5/8 inches to the allowed maximum height of 12 feet 5 & 3/8 inches of the primary building height for Lot 27, Block 3, Carlisle Plaza Addn, located at 3828 Headingly Ave NE, zoned R-1C [Section 14-16-5-11(c)(3)(b)] **APPROVED**
17. VA-2020-00196 Project#
PR-2020-004035 Brandi O'Neal requests a variance of 2 feet to the 3 feet maximum wall height for Lot 4, Todnem Addn, located at 1112 Mildred Ave NW, zoned R-1C [Section 14-16-5-7(D)] **APPROVED**
18. VA-2020-00200 Project#
PR-2020-004038 Kreider Shirley Revocable Trust (Agent, Modulus Architects) request a conditional use to allow for a fueling station adjacent to a residential zone for Lot 4, Block 8, Broad Acres, located at 7521 Menaul Blvd NE, zoned MX-M [Section 14-16-4-3(D)(17)(i)] **DEFERRED**
19. VA-2020-00203 Project#
PR-2020-004038 Kreider Shirley Revocable Trust (Agent, Modulus Architects) request a conditional use to allow for a fueling station adjacent to a residential zone for Lot 3, Block 8, Broad Acres, located at 7509 Menaul Blvd NE, zoned MX-M [Section 14-16-4-3(D)(17)(i)] **DEFERRED**
20. VA-2020-00204 Project#
PR-2020-004038 Kreider Shirley Revocable Trust (Agent, Modulus Architects) request a conditional use to allow for a fueling station adjacent to a residential zone for Lot 5, Block 8, Broad Acres, located at 7521 Menaul Blvd NE, zoned MX-M [Section 14-16-4-3(D)(17)(i)] **DEFERRED**
21. VA-2020-00209 Project#
PR-2020-004038 Kreider Shirley Revocable Trust (Agent, Modulus Architects) requests a conditional use to allow for a fueling station adjacent to a residential zone for Lot 6, Block 8, Broad Acres, located at 7521 Menaul Blvd NE, zoned MX-M [Section 14-16-4-3(D)(17)(i)] **DEFERRED**
22. VA-2020-00215 Project#
PR-2020-004038 Kreider Shirley Revocable Trust (Agent, Modulus Architects) requests a conditional use to allow for the retail sales of liquor within 500 feet of a residential zone for Lot 3, Block 8, Broad Acres, located at 7509 Menaul BLVD NE, zoned MX-M [Section 14-16-4-3(D)(36)(c)] **DEFERRED**
23. VA-2020-00216 Project#
PR-2020-004038 Kreider Shirley Revocable Trust (Agent, Modulus Architects) requests a conditional use to allow for the retail sales of liquor within 500 feet of a residential zone for Lot 4, Block 8, Broad Acres, located at 7521 Menaul Blvd NE, zoned MX-M [Section 14-16-4-3(D)(36)(c)] **DEFERRED**
24. VA-2020-00217 Project#
PR-2020-004038 Kreider Shirley Revocable Trust (Agent, Modulus Architects) requests a conditional use to allow for the retail sales of liquor within 500 feet of a residential zone for Lot 5, Block 8, Broad Acres, located at 7521 Menaul Blvd NE, zoned MX-M [Section 14-16-4-3(D)(36)(c)] **DEFERRED**
25. VA-2020-00218 Project#
PR-2020-004038 Kreider Shirley Revocable Trust (Agent, Modulus Architects) requests a conditional use to allow for the retail sales of liquor within 500 feet of a residential zone for Lot 6, Block 8, Broad Acres, located at 7521 Menaul Blvd NE, zoned MX-M [Section 14-16-4-3(D)(36)(c)] **DEFERRED**

26. VA-2020-00205 Project# PR-2020-004045 Pulte Home of New Mexico, Inc. / Mr. David Newell (Agent, Jim Strozier, Consensus Planning) request an increase building height to 26 ft on a maximum of 67% of the building footprint for a variance of 17% to the 50% maximum allowed for Lot 12, Block 6, Volcano Cliffs Unit 18, located at 6528 Kimmick Dr NW, zoned R-1D [Section 14-16-3-4-(M)(4)(b)] **DENIED**
27. VA-2020-00207 Project# PR-2020-004047 Pulte Home of New Mexico, Inc. / Mr. David Newell (Agent, Jim Strozier, Consensus Planning) request an increase building height to 26 ft on a maximum of 67% of the building footprint for a variance of 17% to the 50% maximum allowed for Lot 13, Block 6, Volcano Cliffs Unit 18, located at 6524 Kimmick Dr NW, zoned R-1D [Section 14-16-3-4-(M)(4)(b)] **DENIED**
28. VA-2020-00208 Project# PR-2020-004048 Pulte Home of New Mexico, Inc. / Mr. David Newell (Agent, Jim Strozier, Consensus Planning) request an increase building height to 26 ft on a maximum of 67% of the building footprint for a variance of 17% to the 50% maximum allowed for Lot 4, Block 8, Volcano Cliffs Unit 22, located at 6416 Canavio PI NW, zoned R-1D [Section 14-16-3-4-(M)(4)(b)] **DENIED**
29. VA-2020-00210 Project# PR-2020-004050 Pulte Home of New Mexico, Inc. / Mr. David Newell (Agent, Jim Strozier, Consensus Planning) request an increase building height to 26 ft on a maximum of 67% of the building footprint for a variance of 17% to the 50% maximum allowed for Lot 24, Block 1, Volcano Cliffs Unit 22, located at 8000 Agua Fria CT NW, zoned R-1D [Section 14-16-3-4-(M)(4)(b)] **DENIED**
30. VA-2020-00211 Project# PR-2020-004051 Pulte Home of New Mexico, Inc. / Mr. David Newell (Agent, Jim Strozier, Consensus Planning) request an increase building height to 26 ft on a maximum of 67% of the building footprint for a variance of 17% to the 50% maximum allowed for Lot 1, Block 8, Volcano Cliffs Unit 22, located at 6428 Canavio PL NW, zoned R-1D [Section 14-16-3-4-(M)(4)(b)] **DENIED**
31. VA-2020-00212 Project# PR-2020-004052 Pulte Home of New Mexico, Inc. / Mr. David Newell (Agent, Jim Strozier, Consensus Planning) request an increase building height to 26 ft on a maximum of 67% of the building footprint for a variance of 17% to the 50% maximum allowed for Lot 38, Block 6, Volcano Cliffs Unit 18, located at 6619 Sujeto RD NW, zoned R-1D [Section 14-16-3-4-(M)(4)(b)] **DENIED**
32. VA-2020-00213 Project# PR-2020-004053 Pulte Home of New Mexico, Inc. / Mr. David Newell (Agent, Jim Strozier, Consensus Planning) request an increase building height to 26 ft on a maximum of 67% of the building footprint for a variance of 17% to the 50% maximum allowed for Lot 3, Block 8, Volcano Cliffs Unit 22, located at 6420 Canavio PL NW, zoned R-1D [Section 14-16-3-4-(M)(4)(b)] **DENIED**
33. VA-2020-00214 Project# PR-2020-004054 Pulte Home of New Mexico, Inc. / Mr. David Newell (Agent, Jim Strozier, Consensus Planning) request an increase building height to 26 ft on a maximum of 67% of the building footprint for a variance of 17% to the 50% maximum allowed for Lot 5, Block 7, Volcano Cliffs Unit 18, located at 6516 Pato RD NW, zoned R-1D [Section 14-16-3-4-(M)(4)(b)] **DENIED**
34. VA-2020-00219 Project# PR-2020-004056 Pulte Home of New Mexico, Inc. / Mr. David Newell (Agent, Jim Strozier, Consensus Planning) request an increase building height to 26 ft on a maximum of 67% of the building footprint for a variance of 17% to the 50% maximum allowed for Lot 10, Block 2, Volcano Cliffs Unit 22, located at 6327 Camino Alto NW, zoned R-1D [Section 14-16-3-4-(M)(4)(b)] **DENIED**

35. VA-2020-00221 Project#
PR-2020-004058 Pulte Home of New Mexico, Inc. / Mr. David Newell (Agent, Jim Strozier, Consensus Planning) request an increase building height to 26 ft on a maximum of 67% of the building footprint for a variance of 17% to the 50% maximum allowed for Lot 16, Block 9, Volcano Cliffs Unit 18, located at 6520 Canavio PL NW, zoned R-1D [Section 14-16-3-4-(M)(4)(b)] **DENIED**
36. VA-2020-00222 Project#
PR-2020-004059 Pulte Home of New Mexico, Inc. / Mr. David Newell (Agent, Jim Strozier, Consensus Planning) request an increase building height to 26 ft on a maximum of 67% of the building footprint for a variance of 17% to the 50% maximum allowed for Lot 7, Block 7, Volcano Cliffs Unit 18, located at 6508 Pato RD NW, zoned R-1D [Section 14-16-3-4-(M)(4)(b)] **DENIED**
37. VA-2020-00220 Project#
PR-2020-004057 First Unitarian Church (Agent, Cherri Japhe) requests a variance of 6 feet to the 3 feet Maximum wall height for Lot 8D1, Block B, Indian Acres, located at 3701 Carlisle Blvd NE, zoned MX-T [Section 14-16-5-7(D)] **APPROVED**
38. VA-2020-00223 Project#
PR-2020-003587 Julie Elizabeth Kilpatrick and Linda Kay Cecil (Agent, Garcia Kraemer & Associates) request a Variance of 5 ft to the required 10 ft side yard setback for Lot 1, Snow--Michael J & Elizabeth, located at 2728 Decker Ave NW, zoned R-A [Section 14-16-5-1] **APPROVED**