



ZONING HEARING EXAMINER'S AGENDA

TUESDAY, December 15, 2020 9:00 A.M.

Join Zoom Meeting
<https://cabq.zoom.us/j/7044490999>
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 Dial by your location
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 +1 253 215 8782 US (Tacoma)
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 +1 301 715 8592 US (Germantown)
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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-2020-00362 | Project#
PR-2020-
004598 | Arturo Rocha requests a permit to allow a carport in the required front setback closer than 3 feet for Lot 22-P1, Block 1, El Rancho Grande 1 UNIT 1B, located at 1855 Shadowcast DR SW, zoned PD [Section 14-16-5-5(F)(2)(a)3] APPROVED |
|------------------|--------------------------------|---|

- | | | | |
|----|---------------|--------------------------------|--|
| 2. | VA-2020-00363 | Project#
PR-2020-
004598 | Arturo Rocha requests a permit to allow a carport in the required front setback for Lot 22-P1, Block 1, El Rancho Grande 1 UNIT 1B, located at 1855 Shadowcast DR SW, zoned PD [Section 14-16-5-5(F)(2)(a)3] APPROVED |
| 3. | VA-2020-00376 | Project#
PR-2020-
004646 | Maria Gaytan requests a variance of 3 feet to the 3 foot maximum wall height for Lot 9, Bobb Addn, located at 131 La Plata Rd NW, zoned R-ML [Section 14-16-5-7-D] APPROVED |

OLD BUSINESS:

- | | | | |
|----|---------------|--------------------------------|---|
| 4. | VA-2020-00318 | Project#
PR-2020-
004477 | Genevieve/Rose Corona request a variance of 2 feet to the 3 feet maximum wall height for Lot 85, McDonald Acres Unit 4, located at 1027 Woodland Ave NW, zoned R-1D [Section 14-16-5-7-D] APPROVED |
| 5. | VA-2020-00333 | Project#
PR-2020-
004499 | Anzhelika Lytvynova requests a variance of 3ft to the 3ft maximum wall height for Lot 138A3, Valle Alto Addn, located at 1201 Aztec RD NW, zoned MX-L [Section 14-16-5-7-D] APPROVED WITH CONDITIONS |

NEW BUSINESS:

- | | | | |
|-----|---------------|--------------------------------|--|
| 6. | VA-2020-00327 | Project#
PR-2020-
004494 | Cheryl Albertelli requests a conditional use to allow a family home daycare for Lot 10, Block 2, El Solindo Replat Of, located at 11820 Fulmer DR NE, zoned R-1C [Section 14-16-4-3(F)(7)] APPROVED |
| 7. | VA-2020-00351 | Project#
PR-2020-
004574 | Rebecca Rosales (Agent, Gilbert Austin) requests a permit to allow a carport in the required front and side yard setbacks for Lot 11, Block 3, Oxsheer Heights Addn, located at 9830 McKnight Ave NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)3] APPROVED |
| 8. | VA-2020-00352 | Project#
PR-2020-
004575 | Sheila Ames (Agent, Gilbert Austin) requests a permit to allow a carport in the required front yard setback for Lot 1, Block 18, Princess Jeanne Park Addn, located at 1236 Morris St NE, zoned R-1B [Section 14-16-5-5(F)(2)(a)3] APPROVED |
| 9. | VA-2020-00358 | Project#
PR-2020-
004585 | Larry Seebinger requests a variance of 3 feet to the 3 foot maximum wall height for Lot 18, Block 3, La Resolana Addn, located at 929 Avenida Estrellita NE, zoned R-1C [Section 14-16-5-7-D] APPROVED |
| 10. | VA-2020-00366 | Project#
PR-2020-
004599 | Paul Garcia requests a permit to allow a carport within the front and side setback for Lot 128-P1, Ridgeview UNIT 1, located at 5608 Summer Ridge Rd NW, zoned R-1B [Section 14-16-5-5(F)(2)(a)3] APPROVED |
| 11. | VA-2020-00367 | Project#
PR-2020-
004602 | Adam Werts requests a variance of 3 feet to the 3 foot maximum wall height for Lot 1, Block 13, Parkland Hills Addn, located at 502 Graceland DR SE, zoned R-1B [Section 14-16-5-7-D] APPROVED |
| 12. | VA-2020-00368 | Project#
PR-2020-
004605 | Mia Huynh requests a variance of 3 feet to the 3 foot maximum wall height for Lot 4B, Block K, Highland Addn South, located at 220 Hazeldine Ave SE, zoned MX-L [Section 14-16-5-7-D] APPROVED WITH CONDITIONS |

13. VA-2020-00369 Project#
PR-2020-004613 Miguel V. Anazco requests a variance of 3 feet to the 3 foot maximum wall height for Lot 19, Block E, Lavaland Addn, located at 354 Dolores DR NW, zoned R-1B [Section 14-16-5-7-D] **APPROVED**
14. VA-2020-00370 Project#
PR-2020-004618 Samuel Chavez and Veronica Flores request a variance of 3 feet to the 3 foot maximum wall height for Lot 5, Block T, Lavaland Addn, located at 518 57th St NW, zoned R-1B [Section 14-16-5-7-D] **APPROVED**
15. VA-2020-00371 Project#
PR-2020-004634 Adam Alvarez requests a variance of 3 feet to the 3 foot maximum wall height for Lot 15-P1, Block 7, Eagle Ridge, located at 8304 Petosky St NW, zoned R-1A [Section 14-16-5-7-D] **APPROVED WITH CONDITIONS**
16. VA-2020-00372 Project#
PR-2020-004635 Richard and Teresa Kenyon request a variance of 5 feet to the 3 foot maximum wall height on the street side for Lot 146-P1, Cerro At 7 Bar North, located at 4028 Palmilla Pl NW, zoned R-1A [Section 14-16-5-7-D] **APPROVED**
17. VA-2020-00379 Project#
PR-2020-004657 Gary F. Hoffman requests a variance of 3 feet to the 3 foot maximum wall height for Lot 1, Block 39, University Heights, located at 202 Richmond DR SE, zoned MX-T [Section 14-16-5-7-D] **DENIED**
18. VA-2020-00381 Project#
PR-2020-004659 Stephen and Sughey Surprenant request a variance of 3 feet to be within 3 feet of the property line for Lot 18, Block 4, Kiva Addn, located at 3229 Madeira DR NE, zoned R-1B [Section 14-16-5-5(F)(2)(a)3] **APPROVED**
19. VA-2020-00383 Project#
PR-2020-004659 Stephen and Sughey Surprenant request permit to allow for a carport in the front yard setback for Lot 18, Block 4, Kiva Addn, located at 3229 Madeira DR NE, zoned R-1B [Section 14-16-5-5(F)(2)(a)3] **APPROVED**
20. VA-2020-00382 Project#
PR-2020-004660 Presbyterian Healthcare SVS Real Estate Dept / Zack Herrera (Agent, Scott's Fencing) request a variance of 3 feet to the 3 foot maximum wall height for Lot A1, Block 1, Valley View Addn, located at 401 San Mateo Blvd SE, zoned MX-M [Section 14-16-5-7-D] **APPROVED**
21. VA-2020-00384 Project#
PR-2020-004662 Ivan Gallegos (Agent, JAG Planning & Zoning) request a variance of 2.3 feet to the allowed encroachment of 3 feet from the side lot line for a shade structure for Lot 13, Block 9, Knolls of Paradise Hills Unit 2, located 9833 Benton ST NW, zoned R-1B [Section 14-16-5-1(G)] **APPROVED**
22. VA-2020-00385 Project#
PR-2020-004668 Titan Investments LLC / Michael Montoya (Agent, Garcia/Kraemer & Associates) request a variance of 30% to the 60% maximum front yard parking area for a lot greater than 5,000 square feet for Lot 20, Block 4, University Heights, located at 409 Harvard DR SE, zoned R-T [Section 14-16-5-5(F)(2)(a)2] **APPROVED**
23. VA-2020-00386 Project#
PR-2020-004669 Charter Schools Solutions (Agent, Garcia/Kraemer & Associates) requests a variance of 120 feet to the minimum required 660-foot distance from the outer edge of Tramway Blvd right of way for a proposed electronic sign for Lot E1A2, Panorama Heights Addn, located at 99999 Lomas BLVD NE, zoned MX-M [Section 14-16-5-12(H)(2)(c)] **DENIED**

24. VA-2020-00388 Project# PR-2020-004671 Andrew Brads requests a variance of 3 feet to the 3 feet maximum wall height for Lot 10, Block 1, PRA-CON Heights, located 4501 Jennifer DR NE, zoned R-1B [Section 14-16-5-7-D] **APPROVED**
25. VA-2020-00389 Project# PR-2020-004672 Mario Valencia requests a variance of 3 feet to the 3 feet maximum wall height for Lot 8, Atlantic and Santa Fe, located at 216 Atlantic Ave SW, zoned R-ML [Section 14-16-5-7-D] **DEFERRED**
26. VA-2020-00390 Project# PR-2020-004674 Ray Messick and Donna Ortiz request a permit to allow a carport within the front and side setback for Lot 19, Block 3, Bel Air, located at 2742 Truman ST NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)3] **DEFERRED**
27. VA-2020-00391 Project# PR-2020-004674 Ray Messick and Donna Ortiz request a variance to allow a carport within 19 inches of the property line for Lot 19, Block 3, Bel Air, located at 2742 Truman ST NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)3] **DEFERRED**
28. VA-2020-00392 Project# PR-2020-004675 Kathryn Fellure requests a variance of 2 feet to the 3 foot maximum wall height for Lot 3, Block 31, Raynolds Addn, located at 1204 Lead Ave SW, zoned R-ML [Section 14-16-5-7-D] **APPROVED**
29. VA-2020-00393 Project# PR-2020-004675 Kathryn Fellure requests a variance of 2 feet to the 3 foot maximum wall height for Lot 4, Block 31, Raynolds Addn, located at 1204 Lead Ave SW, zoned R-ML [Section 14-16-5-7-D] **APPROVED**
30. VA-2020-00394 Project# PR-2020-004676 Macritchie Storage Ventures LLC (Agent, Michelle Henrie) requests a conditional use to allow outdoor vehicle storage for Lot C48, Town of Atrisco Grant Unit 4, located at 99999 Volcano RD NW, zoned NR-BP [Section 14-16-4-2] **APPROVED**
31. VA-2020-00395 Project# PR-2020-004676 Macritchie Storage Ventures LLC (Agent, Michelle Henrie) requests a conditional use to allow outdoor vehicle storage for Lot C49, Town of Atrisco Grant Unit 4, located at 99999 Volcano RD NW, zoned NR-BP [Section 14-16-4-2] **APPROVED**
32. VA-2020-00398 Project# PR-2020-004677 Anthem Oil and Renzlo Properties LLC (Agent, Douglas Simms) requests a variance of 3 feet to the 3 foot maximum wall height for Lot 4 Portion of, Block 2, Mandell Addn No 2, located at 2623 2ND ST NW, zoned MX-M [Section 14-16-5-7-D] **APPROVED**
33. VA-2020-00400 Project# PR-2020-004679 Anthem Oil and Renzlo Properties LLC (Agent, Douglas Simms) requests a variance of 3 feet to the 3 foot maximum wall height for Lot A2, Block 2, Mandell Addn No 2, located at 2601 2ND ST NW, zoned MX-M [Section 14-16-5-7-D] **APPROVED**
34. VA-2020-00399 Project# PR-2020-004678 Carla M Paz requests a conditional use to allow a family home daycare for Lot 24, Block C, Desert Springs Unit 2, located at 7805 Blue Avena Ave SW, zoned R-1A [Section 14-16-4-2] **APPROVED**
35. VA-2020-00402 Project# PR-2018-001579 Presbyterian Healthcare Services (Agent, Jessica Lawlis, Dekker, Perich, Sabatini) requests a variance of 115ft to the required 15ft maximum street side setback for Lot A, Winrock Center Addn, located at 2100 Louisiana Blvd NE, zoned MX-H [Section 14-16-5-1-D-1] **APPROVED**

36. VA-2020-00403 Project# PR-2020-004682 Integrated Solar Technologies & Manufacturing (Agent, James Muir) requests a variance of 10 ft to the required 15 ft rear yard setback for Lot A9, Block 4, Vista Magnifica, located at 1632 Cliffside DR NW, zoned R-T [Section 14-16-5-1(C)] **DENIED**
37. VA-2020-00404 Project# PR-2019-002293 Homewise, Inc. / Jaime Jaramillo (Agent, Consensus Planning) requests a variance of 7 ft 7 inches to the 35 ft maximum building height for a building < 20 ft from the front property line for Lot C1A, Block C1A, Silver Townhomes, located at 300 Titanium ST SW, zoned MX-FB-ID [Section 14-16-2-4(E)(3)(d)] **APPROVED**
38. VA-2020-00405 Project# PR-2019-002293 Homewise, Inc. / Jaime Jaramillo (Agent, Consensus Planning) requests a variance of 15 ft to the required 15 ft rear yard setback for Lot C1A, Block C1A, Silver Townhomes, located at 300 Titanium ST SW, zoned MX-FB-ID [Section 14-16-2-4(E)(3)(d)] **APPROVED**
39. VA-2020-00406 Project# PR-2019-002293 Homewise, Inc. / Jaime Jaramillo (Agent, Consensus Planning) requests a variance of 1 ft 6 inches to the required 10 ft minimum ground floor height for Lot C1A, Block C1A, Silver Townhomes, located at 300 Titanium ST SW, zoned MX-FB-ID [Section 14-16-2-4(E)(3)(d)] **APPROVED**
40. VA-2020-00408 Project# PR-2019-002293 Homewise, Inc. / Jaime Jaramillo (Agent, Consensus Planning) requests a variance of 29% to the required 40% of clear transparent windows and/or doors on the ground floor street-facing facade for porch, stoop, urban residential, and warehouse frontage types for a building facade facing Silver Ave for Lot C1A, Block C1A, Silver Townhomes, located at 300 Titanium ST SW, zoned MX-FB-ID [Section 14-16-2-4(E)(3)(f)3.a.ii] **APPROVED**
41. VA-2020-00410 Project# PR-2019-002293 Homewise, Inc. / Jaime Jaramillo (Agent, Consensus Planning) requests a variance of 1% to the required 40% of clear transparent windows and/or doors on the ground floor street-facing facade for porch, stoop, urban residential, and warehouse frontage types for a building facade facing Second St for Lot C1A, Block C1A, Silver Townhomes, located at 300 Titanium ST SW, zoned MX-FB-ID [Section 14-16-2-4(E)(3)(f)3.a.ii] **APPROVED**
42. VA-2020-00411 Project# PR-2019-002293 Homewise, Inc. / Jaime Jaramillo (Agent, Consensus Planning) requests a variance of 19% to the required 30% of clear transparent windows and/or doors on each second floor and higher facade facing a public street or alley for a building facade facing Silver Ave for Lot C1A, Block C1A, Silver Townhomes, located at 300 Titanium ST SW, zoned MX-FB-ID [Section 14-16-2-4(E)(3)(f)3.b] **APPROVED**
43. VA-2020-00412 Project# PR-2019-002293 Homewise, Inc. / Jaime Jaramillo (Agent, Consensus Planning) requests a variance of 19% to the required 30% of clear transparent windows and/or doors on each second floor and higher facade facing a public street or alley for a building facade facing Nickel Rd for Lot C1A, Block C1A, Silver Townhomes, located at 300 Titanium ST SW, zoned MX-FB-ID [Section 14-16-2-4(E)(3)(f)3.b] **APPROVED**

44. VA-2020-00415 Project# PR-2019-002293 Homewise, Inc. / Jaime Jaramillo (Agent, Consensus Planning) requests a variance of 2% to the required 30% of clear transparent windows and/or doors on each second floor and higher facade facing a public street or alley for a building facade facing Second St for Lot C1A, Block C1A, Silver Townhomes, located at 300 Titanium ST SW, zoned MX-FB-ID [Section 14-16-2-4(E)(3)(f)3.b] **APPROVED**
45. VA-2020-00416 Project# PR-2019-002293 Homewise, Inc. / Jaime Jaramillo (Agent, Consensus Planning) requests a variance of 5% to the required 30% of clear transparent windows and/or doors on each second floor and higher facade facing a public street or alley for a building facade facing Titanium St for Lot C1A, Block C1A, Silver Townhomes, located at 300 Titanium ST SW, zoned MX-FB-ID [Section 14-16-2-4(E)(3)(f)3.b] **APPROVED**
46. VA-2020-00417 Project# PR-2019-002293 Homewise, Inc. / Jaime Jaramillo (Agent, Consensus Planning) requests a variance of 7 ft 7 inches to the 35 ft maximum building height for a building < 20 ft from the front property line for Lot A1A, Block A1A, Silver Townhomes, located at 301 Platinum ST SW, zoned MX-FB-ID [Section 14-16-2-4(E)(3)(d)] **APPROVED**
47. VA-2020-00418 Project# PR-2019-002293 Homewise, Inc. / Jaime Jaramillo (Agent, Consensus Planning) requests a variance of 15 ft to the required 15 ft rear yard setback for Lot A1A, Block A1A, Silver Townhomes, located at 301 Platinum ST SW, zoned MX-FB-ID [Section 14-16-2-4(E)(3)(d)] **APPROVED**
48. VA-2020-00419 Project# PR-2019-002293 Homewise, Inc. / Jaime Jaramillo (Agent, Consensus Planning) requests a variance of 1 ft 6 inches to the required 10 ft minimum ground floor height for Lot A1A, Block A1A, Silver Townhomes, located at 301 Platinum ST SW, zoned MX-FB-ID [Section 14-16-2-4(E)(3)(d)] **APPROVED**
49. VA-2020-00420 Project# PR-2019-002293 Homewise, Inc. / Jaime Jaramillo (Agent, Consensus Planning) requests a variance of 29% to the required 40% of clear transparent windows and/or doors on the ground floor street-facing facade for porch, stoop, urban residential, and warehouse frontage types for a building facade facing Silver Ave for Lot A1A, Block A1A, Silver Townhomes, located at 301 Platinum ST SW, zoned MX-FB-ID [Section 14-16-2-4(E)(3)(f)3.a.ii] **APPROVED**
50. VA-2020-00422 Project# PR-2019-002293 Homewise, Inc. / Jaime Jaramillo (Agent, Consensus Planning) requests a variance of 1% to the required 40% of clear transparent windows and/or doors on the ground floor street-facing facade for porch, stoop, urban residential, and warehouse frontage types for a building facade facing Third St for Lot A1A, Block A1A, Silver Townhomes, located at 301 Platinum ST SW, zoned MX-FB-ID [Section 14-16-2-4(E)(3)(f)3.a.ii] **APPROVED**
51. VA-2020-00426 Project# PR-2019-002293 Homewise, Inc. / Jaime Jaramillo (Agent, Consensus Planning) requests a variance of 19% to the required 30% of clear transparent windows and/or doors on each second floor and higher facade facing a public street or alley for a building facade facing Silver Ave for Lot A1A, Block A1A, Silver Townhomes, located at 301 Platinum ST SW, zoned MX-FB-ID [Section 14-16-2-4(E)(3)(f)3.b] **APPROVED**

52. VA-2020-00427 Project# PR-2019-002293 Homewise, Inc. / Jaime Jaramillo (Agent, Consensus Planning) requests a variance of 19% to the required 30% of clear transparent windows and/or doors on each second floor and higher facade facing a public street or alley for a building facade facing Nickel Rd for Lot A1A, Block A1A, Silver Townhomes, located at 301 Platinum ST SW, zoned MX-FB-ID [Section 14-16-2-4(E)(3)(f)3.b] **APPROVED**
53. VA-2020-00428 Project# PR-2019-002293 Homewise, Inc. / Jaime Jaramillo (Agent, Consensus Planning) requests a variance of 2% to the required 30% of clear transparent windows and/or doors on each second floor and higher facade facing a public street or alley for a building facade facing Third St for Lot A1A, Block A1A, Silver Townhomes, located at 301 Platinum ST SW, zoned MX-FB-ID [Section 14-16-2-4(E)(3)(f)3.b] **APPROVED**
54. VA-2020-00429 Project# PR-2019-002293 Homewise, Inc. / Jaime Jaramillo (Agent, Consensus Planning) requests a variance of 5% to the required 30% of clear transparent windows and/or doors on each second floor and higher facade facing a public street or alley for a building facade facing Platinum St for Lot A1A, Block A1A, Silver Townhomes, located at 301 Platinum ST SW, zoned MX-FB-ID [Section 14-16-2-4(E)(3)(f)3.b] **APPROVED**
55. VA-2020-00409 Project# PR-2020-004688 Larry and Diana Lopez request a variance of 3 feet to the required 3 feet maximum height in the front yard for Lot 2, Block 11, Swearingen & Marberry, located at 1304 Valencia DR NE, zoned R-1C [Section 14-16-5-7-D] **APPROVED**
56. VA-2020-00414 Project# PR-2020-004689 Speedy Finance, LLC DBA B&F Finance Albuquerque, LLC (Agent, Barnett Law Firm) request a variance of .9 miles to the 1 mile distance requirement from another small loan business for Lot B3, Block 62, Bel-Air, located at 3325 San Mateo Blvd NE, zoned MX-M [Section 14-16-4-3-D-22] **DENIED**
57. VA-2020-00425 Project# PR-2020-004690 Redeemer Lutheran Church - Pastor John Heffelfinger (Agent, Elva Pierson) request a variance of 3ft to the 3ft maximum wall height for Lots 10, 11, 12, 24, Block 42, Tijeras Place Addn, located at 210 Alvarado DR SE, zoned MX-M [Section 14-16-5-7-D] **APPROVED**
58. VA-2020-00430 Project# PR-2020-004038 Kreider Shirley Revocable Trust -- 7B Building & Development (Agent, Modulus Architects) request a variance of 16ft to the required 20ft landscape buffer for Lots 3, 4, 5, 6, Block 8, Broad Acres, located at 7509 Menaul BLVD NE, zoned MX-M [Section 14-16-5-6(E)(3)] **APPROVED**