ZONING HEARING EXAMINER'S AGENDA

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

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]

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]
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]

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]

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]

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)]

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]

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]

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]

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]

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]

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]

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]
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]

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]

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]

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]

18. VA-2020-00381  Project# PR-2020-004659  Stephen and Sughey Surprentant 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]

19. VA-2020-00383  Project# PR-2020-004659  Stephen and Sughey Surprentant 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]

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]

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)]

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]

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)]

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]
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]

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]

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]

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]

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]

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]

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]

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]

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]

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]

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]

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)]
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)]

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)]

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)]

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]

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]

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]

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]

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]
<table>
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<td>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]</td>
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53. VA-2020-00428  
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]

54. VA-2020-00429  
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]

55. VA-2020-00409  
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]

56. VA-2020-00414  
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]

57. VA-2020-00425  
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]

58. VA-2020-00430  
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)]