ZONING HEARING EXAMINER'S AGENDA

TUESDAY, July 21, 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.

PLEASr 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 accessory dwelling unit without a kitchen for Lot 42, Block 4B, Dennis - - W B, located at 338 Cutler Ave NE, zoned R-1B [Section 14-16-4-2]
   DEFERRED

2. VA-2020-00130  Project# Claudia Erives requests a conditional use to allow a family home daycare for Lot 20A, Block 26, Anderson Heights Unit 5A, located at 10631 Groundstone Rd SW, zoned R-1A [Section 14-16-4-2] APPROVED
3. VA-2020-00094  Project# PR-2020-003581 Tae Kunisawa requests a variance of 3 ft to the 3 ft maximum wall height for Lot 1, Block 3, College View Addn, located at 3803 Copper Ave NE, zoned R-T [Section 14-16-5-7(D)] WITHDRAWN

NEW BUSINESS:

4. VA-2020-00058  Project# PR-2020-003426 Billy Williams Jr requests a variance of 3 feet to the 3 foot maximum wall height for Lot 1, Block 1, Apodaca & Sedillo Addn, located at 1400 8TH ST SW, zoned MX-T [Section 14-16-5-7(D)] APPROVED

5. VA-2020-00060  Project# PR-2020-003438 Daniel Gaillour requests a variance of 3 feet to the 3 foot maximum wall height for Lot 2, Block 16, Santa Fe Addn, located at 917 8th ST SW, zoned R-1A [Section 14-16-5-7(D)] APPROVED WITH CONDITIONS

6. 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)] DEFERRED

7. VA-2020-00116  Project# PR-2020-003812 Luis Molina (Agent, Nicky Martinez) requests a variance of 3 ft to the 3 ft maximum wall height for Lot 2, Block 5, Lafayette Terrace, located at 3304 Delamar Ave NE, zoned R-1C [Section 14-16-5-7(D)] DENIED

8. VA-2020-00117  Project# PR-2020-003817 Guadalupe C. Corrales (Agent, Dolores Morales) requests a variance of 3 ft to the 3 ft maximum wall height for Lot 17, Block 64, Snow Heights Addn, located at 10217 Menaul Blvd NE, zoned R-1B [Section 14-16-5-7(D)] APPROVED

9. VA-2020-00120  Project# PR-2020-003819 Frank and Nadine Baca (Agent, Dolores Morales) requests a variance of 3 ft to the 3 ft maximum wall height for Lot 1, Baca - - R J Addn, located at 205 Ethel Ave SW, zoned R-1B [Section 14-16-5-7(D)] APPROVED

10. VA-2020-00121  Project# PR-2020-003820 Shannon Benavides (Agent, Dolores Morales) requests a variance of 3 ft to the 3 ft maximum wall height for Lot 40, Block 1, Academy Place Unit 2, located at 10109 Jiles Dr NE, zoned R-1C [Section 14-16-5-7(D)] APPROVED

11. VA-2020-00124  Project# PR-2020-003848 City Baptist Church of Albuquerque (Agent Tom Huffman) requests a variance of 3 ft to the 3 ft maximum wall height for Lot 4, Block 38, Eastern Addn, located at 432 Avenida Cesar Chavez SE, zoned MX-L [Section 14-16-5-7(D)] APPROVED

12. VA-2020-00129  Project# PR-2020-003855 Charles and Joey Kellenaers (Agent, Gilbert Austin) request a permit to allow a carport in the front yard setback for Lot 7, Block 7, La Reina De Los Altos Unit 1, located at 10516 Toltec RD NE, zoned R-1C [Section 14-16-5-5(F)(2)] APPROVED

13. VA-2020-00131  Project# PR-2020-003888 Gary Weadock requests a variance of 5 feet to the required 15 feet rear yard setback for Lot 100, Homestead Hills Addn, located at 4814 Butterfield TRL NW, zoned R-1C [Section 14-16-5-1(C)] APPROVED
14. VA-2020-00133  Project# PR-2020-003889  Justin Lial requests a variance of 3 ft to the 3 ft maximum wall height for Lot 1-P1, Block 1, Tompiro, located at 5920 Gran Quivira Rd NW, zoned R-1B [Section 14-16-5-7(D)] DEFERRED

15. VA-2020-00134  Project# PR-2020-003890  Justin Hawkinson requests a variance of 2 ft to the 3 ft maximum wall height for Lot 5, Block 121, Snow Heights Addn, located at 1816 Christine ST NE, zoned R-1B [Section 14-16-5-7(D)] APPROVED

16. VA-2020-00135  Project# PR-2020-003898  Michelle Renteria requests a variance of 3 ft to the 3 ft maximum wall height in the front yard for Lot 10, Block 59, Raynolds Addn, located at 620 Iron Ave SW, zoned R-1A, [Section 14-16-5-7(D)] APPROVED

17. VA-2020-00136  Project# PR-2020-003904  Sonata Trails, LLC / JL Murtagh (Agent, Consensus Planning, Jim Strozier) requests a conditional use to allow multi-family residential dwelling units on the ground floor of a building in the Volcano Heights Urban Center for Lot 1, The Trails Unit 4, located at 99999 Avenida De Jaimito NW, zoned MX-M [Section 14-16-4-3(B)(7)(d)] APPROVED

18. VA-2020-00137  Project# PR-2020-003904  Sonata Trails, LLC / JL Murtagh (Agent, Consensus Planning, Jim Strozier) requests a conditional Use to allow multi-family residential dwelling units on the ground floor of a building in the Volcano Heights Urban Center for Lot 2, The Trails Unit 4, located at 99999 Avenida De Jaimito NW, zoned MX-M [Section 14-16-4-3(B)(7)(d)] APPROVED

19. VA-2020-00138  Project# PR-2020-003904  Sonata Trails, LLC / JL Murtagh (Agent, Consensus Planning, Jim Strozier) requests a conditional Use to allow multi-family residential dwelling units on the ground floor of a building in the Volcano Heights Urban Center for Lot 3, The Trails Unit 4, located at 99999 Avenida De Jaimito NW, zoned MX-M [Section 14-16-4-3(B)(7)(d)] APPROVED

20. VA-2020-00140  Project# PR-2020-003906  Jesus Apodaca or Victor Apodaca (Agent, Juanita Garcia, JAG Planning & Zoning, LLC) request a conditional use to allow self-storage for Lot 1D, MRGCD Map 37, located at 1718 Broadway Blvd NE, zoned MX-M [Section 14-16-4-3(D)(28)] DENIED

21. 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)] DEFERRED

22. VA-2020-00143  Project# PR-2020-003911  Jose Alfredo and Ailda Martinez (Agent, Modulus Architects) requests 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)] DEFERRED

23. VA-2020-00144  Project# 003911  Jose Alfredo and Ailda Martinez (Agent, Modulus Architects) requests a conditional use to allow for liquor sale within 500 feet of residential for Lot B, Block 5, Los Altos, located at 1021 Old Coors Dr SW, zoned MX-M [Section 14-16-4-3(D)(36)(c)] DEFERRED
<table>
<thead>
<tr>
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<th>Project#</th>
<th>Description</th>
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<tbody>
<tr>
<td>24.</td>
<td>VA-2020-00151</td>
<td>Evangelina Marcum requests a variance of 3 ft to the 3 ft maximum wall height for Lot 7, Block 25, Eastern Addn, located at 706 Lewis Ave SE, zoned R-1A [Section 14-16-5-7(D)] <strong>DEFERRED</strong></td>
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<td>25.</td>
<td>VA-2020-00152</td>
<td>Richard Archuleta (Agent, Gilbert Austin) requests a permit to allow a carport within a front or side setback for Lot 15, Block P, Hoffman Town Addn, located at 2511 General Bradley ST NE, zoned R-1C [Section 14-16-5-5-F-2] <strong>APPROVED</strong></td>
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<td>26.</td>
<td>VA-2020-00153</td>
<td>Jeremy Oswald requests a variance of 3 ft to the 3 ft maximum wall height for Lot 6, Block 1, Santa Fe Addn, located at 707 Santa Fe Ave SW, zoned R-1 [Section 14-16-5-7(D)] <strong>APPROVED</strong></td>
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