ZONING HEARING EXAMINER'S AGENDA

TUESDAY, June 16, 2020 9:00 A.M.

Zoom Meeting
https://cabq.zoom.us/j/91153837814
Meeting ID: 911 5383 7814

One tap mobile
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+16699006833,,91153837814# US (San Jose)

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+1 346 248 7799 US (Houston)
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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-2020-00055 Project# Jose Sanchez requests a variance of 3 feet to the 3 foot maximum wall height for Lot 40, Block E, Buena Ventura, located at 309 Glorieta ST NE, zoned R-1B [Section 14-16-5-7(D)] APPROVED
2. VA-2020-00092  Project# PR-2020-003567  Valente Ochoa (Agent, Rogelio Ochoa) requests a conditional use to allow light vehicle sales and rental for Lot 19, Block 8, Mesa Park Addn Clarks -- Ora M Replat of Blk 8, located at 421 Louisiana Blvd SE, zoned MX-L [Section 14-16-4-2] APPROVED

NEW BUSINESS:

3. VA-2019-00453  Project# PR-2019-003211  Victor Vela Moreno & Ricardo Vela Moreno request a conditional use to allow outdoor vehicle storage for Lot 32, Block 20, East Central Business, located at 301 Muriel ST NE, zoned NR-C [Section 14-16-4-2] APPROVED

4. VA-2020-00033  Project# PR-2020-003346  Elmer Villarreal requests a conditional use to allow a dwelling unit for Lot 9, Sloan HM, located at 336 63RD ST NW, zoned R-1B [Section 14-16-4-2] APPROVED

5. VA-2020-00034  Project# PR-2020-003347  PMI Properties LLC (Agent, The Group/Ron Hensley) requests a variance of 50 ft to the required 50 ft separation from a protected lot for Lot Tract 1-A-2, Block A, Monterey Manor Subd, located at 12001 Sierra Grande Ave NE, zoned MX-M [Section 14-16-5-9(F)] APPROVED

6. VA-2020-00035  Project# PR-2020-003347  PMI Properties LLC (Agent, The Group/Ron Hensley) requests a variance of 15 ft to the required 15 ft wide landscaping buffer for Lot Tract 1-A-2, Block A, Monterey Manor Subd, located at 12001 Sierra Grande Ave NE, zoned MX-M [Section 14-16-5-6(E)(2)(a)] APPROVED

7. VA-2020-00036  Project# PR-2020-003348  Roger Avants requests a variance of 3 feet to the 3 feet maximum wall height for Lot 8, Executive Hills, located at 605 Executive Hills LA SE, zoned R-1D [Section 14-16-5-7(D)] APPROVED WITH CONDITIONS

8. VA-2020-00037  Project# PR-2020-003350  Ray Frappier (Agent, Arturo Paez) requests a variance of 2 feet to the 3 foot maximum wall height for Lot 8, Block 3, Santilla Place, located at 6001Central Ave NE, zoned MX-M [Section 14-16-5-7(D)] APPROVED WITH CONDITIONS

9. VA-2020-00042  Project# PR-2020-003355  Covenant Presbyterian Church (Agent, Forest Owens) requests a variance of 95 feet for a sign within 200 feet of a residential zone district for Lot 8E, Block 1, Covenant Presbyterian Church, located at 9315 Candelaria RD NE, zoned MX-L [Section 14-16-5-12(E)(5)(c)] APPROVED

10. VA-2020-00056  Project# PR-2020-003390  Huyen Le (Agent, Peter Le) requests a conditional use to allow light vehicle sales and rentals on Lot C, Block C, Waggonen & Denison Addn, located at 8900 Central AVE SE, zoned M-XL [Section 14-16-4] APPROVED

11. 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)] DEFERRED

12. VA-2020-00059  Project# PR-2020-003437  Jose Carrillo Huizar (Agent, Ubaldo Huizar) requests a variance of 2 feet to the 3 feet maximum wall height for Lot 7, Block F, Bosque Redondo Addn, located at 8208 Fruit Ave NE, zoned R-1C [Section 14-16-5-7(D)] APPROVED
13. VA-2020-00060  Project# PR-2020-0003438  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)] DEFERRED

14. VA-2020-00071  Project# PR-2020-003464  Donald Woodman requests a variance of 1 foot to the 3 feet maximum wall height for Lot 4, Block 8, Hunings Highland Addn, located at 213 Arno ST SE, zoned R-1A [Section 14-16-5-7(D)] APPROVED

15. VA-2020-00075  Project# PR-2020-003467  Garcia Alfonso Eloy, Gonzales Maria Isela and Garcia Giovanni (Agent, Deysi Garcia) request a conditional use to allow a family home daycare for Lot 41, Westview Townhomes Addn, located at 9731 Western AVE SW, zoned R-T [Section 14-16-4-2] APPROVED WITH CONDITIONS

16. VA-2020-00079  Project# PR-2020-003062  Dowry LLC / John Seaver requests a conditional use to allow outdoor storage for Lot A3A, Thunderbird Partnership, located at 9170 Coors BLVD NW, zoned M-XL [Section 14-16-4-2] APPROVED

17. VA-2020-00090  Project# PR-2020-003563  Ian Vanderwoude requests a variance of 3 feet to the 3 feet maximum wall height for Lot 9, Block 8, McDuffie Place Addn Unit 3, located at 3301 Mountain Rd NE, zoned R-1C [Section 14-16-5-7(D)] APPROVED

18. VA-2020-00095  Project# PR-2020-003587  Julie Elizabeth Kilpatrick and Linda Kay Cecil (Agent, Garcia/Kraemer & Assoc.) request a variance of 5 ft to the required 20 ft front yard setback for Lot 1, Snow-Michael J & Elizabeth, located at 2728 Decker Ave NW, zoned R-A [Section 14-16-5-1(C)] APPROVED WITH CONDITIONS

19. VA-2020-00097  Project# PR-2020-003610  Bruce Jr Hill and Melissa Hill request a variance of 3 feet to the 3 feet maximum wall height for Lot 9, Block A, Summer Ray Unit 2, located at 6401 Sunny Day CT NW, zoned R-1A [Section 14-16-5-7(D)] APPROVED

20. VA-2020-00100  Project# PR-2020-003649  Matthew J. Reno requests a variance of 2 feet to the 3 feet maximum wall height for Lot 1, Block 15, Faiths, located at 4601 Summer Ave NE, zoned R-1C [Section 14-16-5-7(D)] APPROVED

21. VA-2020-00101  Project# PR-2020-003651  Jose Salazar (Agent, Gilbert Austin) request a permit to allow a carport in the front yard setback for Lot 26, Block 2, Academy Acres Unit 1, located at 6301 Cathy Ave NE, zoned R-1B [Section 14-16-5-5(F)(2)(a)] APPROVED

22. 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

23. VA-2020-00104  Project# PR-2020-003716  First Unitarian Church requests a variance of 5 feet to the 3 foot 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)] WITHDRAWN

24. VA-2020-00108  Project# PR-2020-001935  Gary Hines (Agent, Consensus Planning) requests a variance to the location of the delivery service window (drive-through service window) on the corner side of the building facing the street for Lot 38A, Block A, Sombra Del Monte, located at 2505 Wyoming Blvd NE, zoned MX-L [Section 14-16-5-5(l)(1)(e)] WITHDRAWN
25. VA-2020-00109  Project# PR-2020-003779  US Eagle Federal Credit Union (Agent, Consensus Planning) requests a variance of 120 feet to the maximum 15 foot street side yard setback for Lot A, Block 5, Broad Acres Subd, located at 7201 Menaul Blvd NE, zoned MX-M [Section 14-16-5-1(D)]  APPROVED

26. VA-2020-00110  Project# PR-2020-003779  US Eagle Federal Credit Union (Agent, Consensus Planning) requests a variance of 14.1% to the required 60% of clear transparent windows on ground floor façade facing Menaul Blvd for Lot A, Block 5, Broad Acres Subd, located at 7201 Menaul Blvd NE, zoned MX-M [Section 14-16-5-11-(E)(2)(b)1]  APPROVED

27. VA-2020-00111  Project# PR-2020-003779  US Eagle Federal Credit Union (Agent, Consensus Planning) requests a variance of 37.4% to the required 60% of clear transparent windows on ground floor façade facing Espanola Street for Lot A, Block 5, Broad Acres Subd, located at 7201 Menaul Blvd NE, zoned MX-M [Section 14-16-5-11-(E)(2)(b)1]  APPROVED

28. VA-2020-00112  Project# PR-2020-003779  US Eagle Federal Credit Union (Agent, Consensus Planning) requests a variance of 45.0% to the required 20 feet depth that interior space must be visible from the façade facing Menaul Blvd for Lot A, Block 5, Broad Acres Subd, located at 7201 Menaul Blvd NE, zoned MX-M [Section 14-16-5-11-(E)(2)(b)1b]  APPROVED

29. VA-2020-00113  Project# PR-2020-003779  US Eagle Federal Credit Union (Agent, Consensus Planning) requests a variance of 75.0% to the required 20 foot depth that interior space must be visible from the façade facing Espanola Street for Lot A, Block 5, Broad Acres Subd, located at 7201 Menaul Blvd NE, zoned MX-M [Section 14-16-5-11-(E)(2)(b)1b]  APPROVED