



ZONING HEARING EXAMINER'S AGENDA

TUESDAY, March 17, 2020 9:00 A.M.

PLAZA DEL SOL HEARING ROOM
BASEMENT LEVEL
600 SECOND STREET NW
(ON THE NORTHEAST CORNER OF 2ND STREET AND ROMA NW)

*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
Planning Department
P.O. Box 1293
Albuquerque, NM 87103***

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:**

- | | | |
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| 1. VA-2020-00008 | Project #
PR-2020-003298 | Irene Ayala requests a conditional use to allow a family home daycare for Lot 6-P1, Block 4, Vista Sandia Unit 3, located at 8500 Vista Chamisa LA SW, zoned R-1A [Section 14-16-4] |
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NEW BUSINESS:

- | | | |
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| 2. 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] |
| 3. VA-2020-00005 | Project#
PR-2020-003277 | Dwayne Dougherty (Agent, Darrell Bradley) requests a variance of 1 ft to the 8 ft maximum wall height for Lot 1A, Hubbell Heights, located at 6430 Central Ave SW, zoned MX-M [Section 14-16-5-7(D)] |
| 4. VA-2020-00007 | Project#
PR-2020-003282 | Kyle Cole requests a variance of 1ft 8inches to the 6 ft maximum wall height for Lot 7, Block 1, Academy Estates Unit 7, located at 5901 Los Hermanos CT NE, zoned R-1D [Section 14-16-5-7(D)] |

5. VA-2020-00013 Project#
PR-2020-
003309 Leonard & Deborah Garcia request a variance of 5 ft to the required 10 ft side setback for Lot 11C, Block 1, Sloans Acres, located at 4224 Estancia DR NW, zoned R-1D [Section 14-16-5-1]
6. VA-2020-00015 Project#
PR-2020-
003310 Oscar Suarez requests a variance of 5 ft to the required 10 ft street side setback for Lot 9, Block 47, Academy Acres, located at 7105 Christy NE, zoned R-1C [Section 14-16-5]
7. VA-2020-00018 Project#
PR-2020-
003311 Vincent P Lujan requests a variance of 3 ft to the 3 ft maximum wall height for Lot 3, Trail Acres Estates, located at 1013 Sandia RD NW, zoned R-1D [Section 14-16-5-7(D)]
8. VA-2020-00025 Project#
PR-2020-
003318 Joe Barela (Agents, Heather Eastman and Lorraine Pohl) request a variance of 3 ft to the 3 ft maximum wall height for Lot 12, Block 47, Eastern Addn, located at 1624 Walter ST SE, zoned R-1A [Section 14-16-5-7(D)]
9. VA-2020-00027 Project#
PR-2020-
003337 Sonny & Lorraine Otero (Agent, AJ Lucero) requests a variance of 25ft to the required 25 ft placement of trees for Lot 5, Block 2, Union Square Addn, located at 124 Union Square ST SE, zoned MX-FB-FX [Section 14-16-5-6(D)1]
10. VA-2020-00028 Project#
PR-2020-
003337 Sonny & Lorraine Otero (Agent, AJ Lucero) requests a variance of 25ft to the required 25ft placement of trees for Lot 4A, Block 2, Union Square Addn, located at 124 Union Square ST SE, zoned MX-FB-FX [Section 14-16-5-6(D)1]
11. VA-2020-00029 Project#
PR-2020-
003340 Dennis Crowley (Agent, Ben Sturge) requests a conditional use to allow an accessory living quarters for Lot 19, Block 23, Hunings Highland Addn, located at 202 Edith Blvd NE, zoned R-1B [Section 14-16-4-2]
12. VA-2020-00030 Project#
PR-2020-
003341 Josefina Robles (Agent, Martin Grummer) requests a conditional use to allow a family home daycare for Lot 70, Block 11, Skyview West Amended Replat, located at 421 Gaslight LN SW, zoned R-1B [Section 14-16-4-2]
13. VA-2020-00031 Project#
PR-2020-
003345 Lu Lu Ludwick requests a variance to allow access from Orchard St. instead of access from the alley for Lot 24A, Block 31, Perea Addn, located at 1501 Orchard PL NW, zoned R-1A [Section 14-16-3-4(D)(5)]
14. 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]
15. 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)]
16. 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)]

17. 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)]
18. 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 6001 Central Ave NE, zoned MX-M [Section 14-16-5-7(D)]
19. VA-2020-00038 Project#
PR-2020-
003353 Michael Gonzales (Agent, Sean Gilligan) requests a variance of 15 feet to the 15 foot rear setback for Lot 1-C, Block 52, Original Townsite of Albuquerque, located at 301 7th ST NW, zoned MX- FB-ID [Section 14-16-2-4(E)(3)(d)]
20. VA-2020-00041 Project#
PR-2020-
003354 Michael Gonzales (Agent, Sean Gilligan) requests a variance of 15 feet to the 15 foot rear setback for Lot 1-B, Block 52, Original Townsite of Albuquerque, located at 311 7th ST NW, zoned MX-FB-ID [Section 14-16-2-4(E)(3)(d)]
21. VA-2020-00039 Project#
PR-2020-
001883 NM International School (Agent, Jessica Johnson, Dekker Perich Sabatini) requests a variance of 2 ft to the 3 ft maximum wall height of a residential zone for Lot A1A, Knapp Heights Addn Unit 2, located at 7215 Montgomery Blvd NE, zoned R-MH [Section 14-16-5-7(D)]
22. VA-2020-00040 Project#
PR-2020-
001883 NM International School (Agent, Jessica Johnson, Dekker Perich Sabatini) requests a variance of 3 ft to the 3 ft maximum wall height for Lot A1A, Knapp Heights Addn Unit 2, located at 7215 Montgomery Blvd NE, zoned R-MH [Section 14-16-5-7(D)]
23. 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)]
24. VA-2020-00044 Project#
PR-2020-
003356 Jarrett & Doris Lewis (Agent, Gilbert Austin) requests a permit to allow for a carport in the front yard setback for Lot 18, Block 1, Academy Acres Unit 1, located at 6101 Barnhart ST NE, zoned R-1B [Section 14-16-5-5(F)(2)]
25. VA-2020-00047 Project#
PR-2020-
003358 Cesar Martin (Agent, Cartesian Surveys Inc.) requests a variance of 0.0738 acres to allow a lot larger than the allowable contextual standards for Lot 133B1A2, MRGCD Map 39, located at 509 47th ST NW, zoned R-1D [Section 14-16-5-1(C)(2)(b)2]
26. VA-2020-00049 Project#
PR-2020-
003359 Jane Potter requests a permit to allow a carport in the front yard setback for Lot 11, Block 1, Lobo Addn, located at 1312 Vassar DR NE, zoned R-1B [Section 14-16-5-5(F)(2)(a)]
27. VA-2020-00050 Project#
PR-2020-
003358 Cesar Martin (Agent, Cartesian Surveys Inc.) requests a variance of 0.0738 acres to allow a lot larger than the allowable contextual standards for Lot C, Avila—Regina & Mary Lucero, located at 517 47th ST NW, zoned R-1D [Section 14-16-5-1(C)(2)(b)2]

28. VA-2020-00051 Project#
PR-2020-
003083 Eric Cornelius Woodards (Agent, Cartesian Surveys Inc.) requests a variance of 0.1426 acres to allow a lot larger than the allowable contextual standards for Lot A, Block K, Sunshine Terrace Addn, located at 1621 Buena Vista DR SE, zoned R-1C [Section 14-16-5-1(C)(2)(b)2]
29. VA-2020-00052 Project#
PR-2020-
003083 Eric Cornelius Woodards (Agent, Cartesian Surveys Inc.) requests a variance of 0.1426 acres to allow a lot larger than the allowable contextual standards for Lot B, Block K, Sunshine Terrace Addn, located at 1701 Buena Vista DR SE, zoned R-1C [Section 14-16-5-1(C)(2)(b)2]
30. VA-2020-00053 Project#
PR-2020-
003360 U.S. Eagle Federal Credit Union (Agent, Consensus Planning) requests a conditional use to allow a drive-thru for Lot B-1, Rhodes Acres Addn, located at 5420 Academy RD NE, zoned MX-H [Section 14-16-4-2]
31. VA-2020-00054 Project#
PR-2020-
003361 U.S. Eagle Federal Credit Union (Agent, Consensus Planning) requests a conditional use to allow a drive-thru for Lot 14-G, Block 95, Snow Heights Addn, located at 1955 Juan Tabo Blvd NE, zoned MX-L [Section 14-16-4-2]