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-2020-00008  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] APPROVED WITH CONDITIONS

2. VA-2020-00055  Project# PR-2020-003378
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)] DEFERRED
3. VA-2020-00067 Project# PR-2020-003457 Jose Martin Hernandez Vasquez requests a variance of 3 feet to the 3 foot maximum wall height for Lot 4, Block 1, Torreon Addn, located at 1933 Arno ST SE, zoned R-1A [Section 14-16-5-7(D)] **APPROVED**

4. VA-2020-00081 Project# PR-2020-003457 Jose Martin Hernandez Vasquez requests a variance of 3 feet to the 3 foot maximum wall height for Lot 19, Block 1, Sunshine Addn, located at 1931 Arno ST SE, zoned R-1A [Section 14-16-5-7(D)] **APPROVED**

5. VA-2020-00083 Project# PR-2020-003457 Jose Martin Hernandez Vasquez requests a variance of 3 feet to the 3 foot maximum wall height for Lot 20, Block 1, Sunshine Addn, located at 1933 Arno ST SE, zoned R-1A [Section 14-16-5-7(D)] **APPROVED**

6. VA-2020-00068 Project# PR-2020-003460 Veronica Olmeda requests a conditional use to allow a family home daycare for Lot 7 P-1, Lot G, Avalon Unit 2, located at 9400 Starboard RD NW, zoned R-1A [Section 14-16-4-2] **APPROVED WITH CONDITIONS**

7. VA-2020-00076 Project# PR-2020-003468 Mireya Garcia requests a conditional use to allow a family home daycare for Lot B, Henrich - Fred J Addn, located at 165 Pleasant AVE NW, zoned R-1C [Section 14-16-4-2] **APPROVED WITH CONDITIONS**

8. VA-2020-00087 Project# PR-2020-003521 Dania Rodriguez-Perez / Carlos Fadraga-Borges request a conditional use to allow a family home daycare for Lot 10, Block 12, Vista Encantada, located at 2736 Florida St NE, zoned R-1C [Section 14-16-4-2] **APPROVED WITH CONDITIONS**

9. 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] **DEFERRED**

**NEW BUSINESS:**

10. 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] **DEFERRED**

11. 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)] **APPROVED**

12. 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)] **APPROVED**

13. 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] **APPROVED**

14. 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] **APPROVED**
15. 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)] APPROVED WITH CONDITIONS

16. 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)] APPROVED WITH CONDITIONS

17. 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)] APPROVED

18. VA-2020-00028  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 4A, Block 2, Union Square Addn, located at 124 Union Square ST SE, zoned MX-FB-FX [Section 14-16-5-6(D)(1)] APPROVED

19. VA-2020-00029  Project# PR-2020-003340  Dennis Crowley (Agent, Ben Sturje) 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] APPROVED

20. 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] APPROVED

21. 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)] APPROVED

22. 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] DEFERRED

23. 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)] DEFERRED

24. 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)] DEFERRED

25. 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)] DEFERRED

26. 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)] DEFERRED
27. 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)] APPROVED

28. 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)] APPROVED

29. 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)] APPROVED

30. 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)] APPROVED

31. 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)] DEFERRED

32. 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)] APPROVED

33. 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)] APPROVED

34. VA-2020-00049 Project# PR-2020-003359
Jane Potter requests a permit to allow for 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)] APPROVED

35. 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)] APPROVED

36. 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)] APPROVED

37. 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)] APPROVED
38. 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] APPROVED

39. 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] APPROVED

40. 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, Waggonam & Denison Addn, located at 8900 Central AVE SE, zoned M-XL [Section 14-16-4] DEFERRED

41. 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

42. 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)] DEFERRED

43. 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)] DEFERRED

44. VA-2020-00065  Project# PR-2020-003448  Robert John Blittner (Agent, Groff Lumber) requests a permit to allow a carport in the front setback for Lot 8, Block 14, Paradise Heights Unit 1, located at 4800 Dodge AVE NW, zoned R-1D [Section 14-16-5-5-F-2] APPROVED

45. 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)] DEFERRED

46. VA-2020-00072  Project# PR-2020-003465  Scotsman Grp Inc c/o Williams Scotsman Inc/Alvarado Roofing (Agent, James Clark) requests a variance of 2 feet to the 6 foot maximum wall height for Lot 7, Interstate Industrial Tract Unit 4, located at 4101 Hawkins ST NE, zoned NR-LM [Section 14-16-5-7(D)] APPROVED

47. VA-2020-00073  Project# PR-2020-003465  Scotsman Grp Inc c/o Williams Scotsman Inc/Alvarado Roofing (Agent, James Clark) requests a variance of 2 feet to the 6 foot maximum wall height in the side yard for Lot 8, Interstate Industrial Tract Unit 4, located at 4015 Hawkins ST NE, zoned NR-LM [Section 14-16-5-7(D)] APPROVED

48. VA-2020-00074  Project# PR-2020-003465  Scotsman Grp Inc c/o Williams Scotsman Inc/Alvarado Roofing (Agent, James Clark) requests a variance of 8 inches to the 6 ft maximum wall height in the front yard for Lot 8, Interstate Industrial Tract Unit 4, located at 4015 Hawkins ST NE, zoned NR-LM [Section 14-16-5-7(D)] APPROVED

49. 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] DEFERRED
Dionne Sanchez requests a variance of 3 feet to the 3 foot maximum wall height for Lot 3, Block 122, Snow Heights Addn, located at 1820 Carol ST NE, zoned R-1B [Section 14-16-5-7(D)] **APPROVED**

Isidor Gallegos (Agent, Arch+Plan Land Use Consultants) request a variance of 0.0777 acres to allow a lot larger than the allowable contextual standards for Lot 14, Floral Gardens, located at 2454 Rose AVE NW, zoned R-1B [Section 14-16-5-1(C)(2)(b)] **APPROVED**

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] **DEFERRED**

Jose Arturo Solis requests a permit to allow a carport in the front yard setback for Lot 8, Block 105, Princess Jeanne Park Addn, located at 732 Grace St NE, zoned R1-B [Section 14-16-5-5-F-2(a)(2)(a)] **APPROVED**

Lawrence Hatfield requests a permit to allow a carport in the side yard setback within CPO-3 for Lot 5, Block 1, Zapfs Orchard, located at **1011 Orchard Pl NW**, zoned R-1A [Section 14-16-5-5-F-2(a)(2)(a)] **APPROVED**

Yvonne Ulibarri (Agent, Yolanda Montoya) requests a variance of 3 feet to the allowed encroachment of 3 feet from side lot line for a shade structure for Lot 10, Block 4, Sunrise Terrace West Unit 1, located at 11000 Paso Fino Ave SW, zoned R-1B [Section 14-16-5-1(F)] **APPROVED**

Melvin Morfin requests a conditional use to allow a dwelling unit without a kitchen for Lot 24, Block 12, Hoffmantown Addn, located at 2700 Garcia St NE, zoned R-1B [Section 14-16-4-2] **APPROVED**

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)] **DEFERRED**

Fredrick Sanchez requests a variance of 10 ft to the required 20 ft curb cut for a driveway for Lot 3, Block 2, Volcano Cliffs Unit 22, located at 8016 Canoncito DR NW, zoned R-1D [Section 14-16-3-4(M)(5)(c)] **APPROVED**

Dan S Nielson (Agent, Gilbert Austin) requests a permit to allow a carport in the front yard setback for Lot 11, Block 21, Snow Heights Addn, located at 8020 Bellamah Ave NE, zoned R-1B [Section 14-16-5-5-(F)(2)(a)(2)(a)] **APPROVED**

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)] **DEFERRED**

Amy Biehl H S Foundation (Agent, Randy Miranda) requests a variance of 3 feet to the 3 feet maximum wall height for Lot 20, Block 18, NM Town Company’s Original, located at 123 4th ST SW, zoned MX-FB-UD [Section 14-16-5-7(D)] **APPROVED**
**Examiner will hear additional evidence and make a written decision pursuant to applicable provisions of Section 14-16-6-4.**