



# ZONING HEARING EXAMINER'S AGENDA

TUESDAY, October 20, 2020 9:00 A.M.

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*Robert Lucero, Esq., Zoning Hearing Examiner  
Lorena Patten-Quintana, ZHE Planner  
Suzie Sanchez, ZHE Administrative Assistant*

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For Inquiries Regarding This Agenda, Please Call The Planning Dept. at (505) 924-3894.  
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**PLEASE ADDRESS ALL CORRESPONDENCE TO:**

**Robert Lucero, Esq., Zoning Hearing Examiner at [suzannasanchez@cabq.gov](mailto:suzannasanchez@cabq.gov)**

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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.  
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**\*INTERPRETER NEEDED:**

- |                  |                            |   |
|------------------|----------------------------|---|
| 1. VA-2020-00267 | Project#<br>PR-2020-004240 | Raydel Horta-Vigil requests a conditional use to allow family home daycare for Lot 7, Block 1, Rackheath Park Addn No 1, located at 3013 Conchas ST NE, zoned R-1C [Section 14-16-4-2] <b>DEFERRED TO 11-17-20</b>                |
| 2. VA-2020-00272 | Project#<br>PR-2020-004302 | Juan Angel Medrano requests a variance of 3 feet to the 3 feet maximum wall height for Lot 79-P1, El Rancho Grande Unit 11, located at 2119 Hermosa Creek DR SW, zoned R-1A [Section 14-16-5-7-D] <b>APPROVED WITH CONDITIONS</b> |

3. VA-2020-00286      Project#  
PR-2020-  
004333      Daniel and Juana Ramirez request a variance of 4ft to the 3ft maximum wall height for Lot 12, Block 3, Buena Tierra Addn, located at 2905 2<sup>ND</sup> ST NW, zoned MX-M [Section 14-16-5-7-D] **DEFERRED TO 11-17-20**

### OLD BUSINESS:

4. VA-2020-00225      Project#  
PR-2020-  
004085      Edward Standefer requests a variance of 5ft to the 3ft maximum wall height for Lot 6, Block 23, Parkland Hills Addn, located at 712 Carlisle Blvd SE, zoned R-1D [Section 14-16-5-7(D)] **APPROVED**
5. VA-2020-00226      Project#  
PR-2020-  
004085      Edward Standefer requests a variance of 20ft to the 20ft required front yard setback for Lot 6, Block 23, Parkland Hills Addn, located at 712 Carlisle Blvd SE, zoned R-1D [Section 14-16-5-1] **APPROVED**
6. VA-2020-00227      Project#  
PR-2020-  
004085      Edward Standefer requests a variance of 10 ft to the 10ft required side yard setback for Lot 6, Block 23, Parkland Hills Addn, located at 712 Carlisle Blvd SE, zoned R-1D [Section 14-16-5-1] **APPROVED**
7. VA-2020-00231      Project#  
PR-2020-  
004149      Phyllis Rademacher requests a variance of 3 feet to the 3 feet maximum wall height for Lot 1-P1, Block 2, Tompiro, located at 5923 Gran Quivira RD NW, zoned R-1B [Section 14-16-5-7(D)] **APPROVED**
8. VA-2020-00235      Project#  
PR-2020-  
004153      Veronica Arteaga requests a variance of 2ft to the 3ft maximum wall height for Lot 48, Block 11, Skyview West Amended Replat, located at 416 Judith LA SW, zoned R-1B [Section 14-16-5-7(D)] **APPROVED**
9. VA-2020-00236      Project#  
PR-2020-  
004154      Laith Rehani (Agent, Amjad Awwad) request a variance of 10.15% to the 10% maximum facade allowance for a wall sign for Lot A1, Block 8, South San Pedro Shopping Center, located at 901 San Pedro DR SE, zoned MX-L [Section 14-16-5-12(F)(2)] **WITHDRAWN**
10. VA-2020-00239      Project#  
PR-2020-  
004158      Helen Bachicha requests a variance of 3 feet to the 3 feet maximum wall height for Lot 2-P1, Block 8, Las Marcadas 2, located at 4908 Sherry Ann RD NW, zoned R-1C [Section 14-16-5-7(D)] **DENIED**
11. VA-2020-00262      Project#  
PR-2020-  
003006      La Luz Real Estate LLC / Joshua Lange requests a conditional use to allow a drive through or drive up facility for Lot 6A, Block 2, Sandia Plaza, located at 1115 Griegos RD NW, zoned MX-L [Section 14-16-4-2] **APPROVED WITH CONDITIONS**
12. VA-2020-00263      Project#  
PR-2020-  
003006      La Luz Real Estate LLC / Joshua Lange requests a conditional use to allow a drive through or drive up facility for Lot 7A, Block 2, Sandia Plaza, located at 1111 Griegos RD NW, zoned MX-L [Section 14-16-4-2] **APPROVED WITH CONDITIONS**
13. VA-2020-00264      Project#  
PR-2020-  
003006      La Luz Real Estate LLC / Joshua Lange requests a variance of 30 ft to the required 50 ft separation for a drive through lane between a regulated lot and a protected lot for Lot Lot 7A, Block 2, Sandia Plaza, located at 1111 Griegos RD NW, zoned MX-L [Section 14-16-5-9(F)(1)] **APPROVED WITH CONDITIONS**

## NEW BUSINESS:

14. VA-2020-00270      Project#  
PR-2020-004279      Connie Sedillo requests a variance of 2 feet to the required 3 foot wall height in the front yard setback for Lot 18, Block 4, Bellamah-Dale Addn, located at 1803 Valencia DR NE, zoned R-1C [Section 14-16-5-7-D] **APPROVED**
15. VA-2020-00271      Project#  
PR-2020-004292      Angela Dapo requests a variance of 2 ft 9 inches to the 3 ft maximum wall height for Lot A1, Block 14, Panorama Heights Addn, located at 1720 Faith CT NE, zoned R-1C [Section 14-16-5-7-D] **APPROVED**
16. VA-2020-00273      Project#  
PR-2020-004303      Maria G Carbajal requests a variance of 3 feet to the 3 feet maximum wall height Lot 117-P1, El Rancho Grande Unit 14, located at 10224 Sandy Trail Rd SW, zoned R-1A [Section 14-16-5-7-D] **DEFERRED TO 11-17-20**
17. VA-2020-00274      Project#  
PR-2020-004304      Jesus Carrillo-Martinez requests a variance of 3 feet to the 3 feet maximum wall height for Lot 126-P1, The Crossing Unit 1A, located at 8632 Casa Verde Ave NW, zoned R-1B [Section 14-16-5-7-D] **APPROVED**
18. VA-2020-00277      Project#  
PR-2020-004317      Maria Paredes requests a variance of 3 feet to the 3 feet maximum wall height for Lot 10, Block D, Cacy Subd, located at 2912 Corona DR NW, zoned MX-T [Section 14-16-5-7-D] **APPROVED**
19. VA-2020-00278      Project#  
PR-2020-004318      Maria Paredes requests a variance of 3 feet to the 3 feet maximum wall height for Lot 1, Block 10, Emil Mann Addn, located at 502 Louisiana Blvd SE, zoned MX-L [Section 14-16-5-7-D] **APPROVED**
20. VA-2020-00279      Project#  
PR-2020-004319      Karl A. Siegler (Agent, Gilbert Austin) requests a permit to allow a carport in the required front and side yard setbacks for Lot 38, Block G, New Holiday Park Parts 5 & 6, located at 12125 Genoa ST NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)(2)(a)] **APPROVED**
21. VA-2020-00280      Project#  
PR-2020-004320      Yuji S. Starcher (Agent, Gilbert Austin) requests a permit to allow a carport in the required front and side yard setbacks for Lot O, Block 30, Ridgecrest Addn, located at 1708 Morningrise PI SE, zoned R-1B [Section 14-16-5-5(F)(2)(a)(2)(a)] **APPROVED**
22. VA-2020-00281      Project#  
PR-2020-004329      Paul Hackett requests a variance of 7ft to the RV parking requirement of 11ft from the face of the curb for Lot 6, Block 6, Highlands North Addn, located at 6512 Northland Ave NE, zoned R-1C [Section 14-16-4-3-F-16] **APPROVED**
23. VA-2020-00283      Project#  
PR-2020-004335      Christopher Parrino (Agent, Ed Paschich) requests a variance of 12ft to the 15ft front yard setback for Lot 7, Block 3, Summer Garden Addn, located at 1509 Summer Ave NW, zoned R-1A [Section 14-16-5-1] **APPROVED**
24. VA-2020-00287      Project#  
PR-2020-004347      Faith Begay Holtrop requests a variance of 3 feet to the 3 feet maximum wall height for Lot 12, Block 7, Parkland Hills Addn, located at 621 Solano Dr SE, zoned R-1D [Section 14-16-5-7-D] **APPROVED**
25. VA-2020-00288      Project#  
PR-2020-004354      Roberto Rios requests a variance of 10 feet to the required 15 feet front yard setback for Lot 20A2, Block 1, Candlelight Foothills Unit 1, located at 13909 Lomas Blvd NE, zoned R-1C [Section 14-16-5-1] **DENIED**

26. VA-2020-00290 Project# PR-2020-004361 United Business Bank (Future Owner, Bermudez Bros. LLC) (Agent, Modulus Architects) requests a conditional use to allow a drive through or drive up facility for Lot C2A, Block C, Altamont Addn Unit 6, located at 6000 Montgomery Blvd NE, zoned MX-L [Section 14-16-4-3(F)(4)] **APPROVED**
27. VA-2020-00291 Project# PR-2020-004362 Roma Fourth Capital, LLC (Agent, Consensus Planning) requests a variance of 44 feet to the maximum building height of 45 feet when <20 feet from the front property line to allow a building of 89 feet in height for Lot D, Sunwest Centre, located at 303 Roma Ave NW, zoned MX-FB-UD [Section 14-16-2-4(E)(3)(d)] **APPROVED**
28. VA-2020-00292 Project# PR-2020-004362 Roma Fourth Capital, LLC (Agent, Consensus Planning) requests a variance of 14% to the required 40% of clear transparent windows and/or doors on each second floor and higher on the facade facing Third Street for Lot D, Sunwest Centre, located at 303 Roma Ave NW, zoned MX-FB-UD [Section 14-16-2-4(E)(3)(f)3.b] **APPROVED**
29. VA-2020-00293 Project# PR-2020-004362 Roma Fourth Capital, LLC (Agent, Consensus Planning) requests a variance of 18% to the required 40% of clear transparent windows and/or doors on each second floor and higher on the facade facing Lomas Blvd for Lot D, Sunwest Centre, located at 303 Roma Ave NW, zoned MX-FB-UD [Section14-16-2-4(E)(3)(f)3.b] **APPROVED**
30. VA-2020-00294 Project# PR-2020-004362 Roma Fourth Capital, LLC (Agent, Consensus Planning) requests a variance of 38 bicycle parking spaces to the required 75 spaces to allow 37 spaces for Lot D, Sunwest Centre, located at 303 Roma Ave NW, zoned MX-FB-UD [Section 14-16-2-4(E)(3)g] **APPROVED**
31. VA-2020-00296 Project# PR-2020-004370 John Diomede (Agent, Keith Riche) requests a variance of 5 feet to the required 5 foot side yard setback to build a townhouse at zero lot line for Lot 19A-P1, Block 29, 14TH + Coal Unit 2, located at 1411 Coal Ave SW, zoned R-ML [Section 14-16-5-1] **APPROVED**
32. VA-2020-00297 Project# PR-2020-004371 Sonlee West and Adam Delu (Strata Design, LLC, Tim Nisly) request a variance of 3 feet 1 inch to the required 10 ft street side yard setback for Lot L1, Block 1, Coopers--W T/Country Club Addn, located at 1110 Marquette PI NE, zoned R-1B/R-ML [Section 14-16-5-1] **APPROVED**
33. VA-2020-00299 Project# PR-2020-004371 Sonlee West and Adam Delu (Strata Design, LLC, Tim Nisly) request a variance of 1 foot 8 inches to the required 5 ft interior side yard setback for Lot L1, Block 1, Coopers--W T/Country Club Addn, located at 1110 Marquette PI NE, zoned R-1B/R-ML [Section 14-16-5-1] **APPROVED**
34. VA-2020-00298 Project# PR-2020-004372 Marcia Rae Cubra requests a variance of 3 feet to the 3 feet maximum wall height for Lot 3, Block 5, Victory Addn No 2, located at 1309 Vassar DR SE, zoned R-1B [Section 14-16-5-7-D] **APPROVED WITH CONDITIONS**
35. VA-2020-00300 Project# PR-2020-004375 Allison Burnett and Sarah Grant (Agent, Kevin O'Toole) request a variance to allow a carport within a front or side setback for Lot 26, Block 69, Parkland Hills Addn, located at 1032 Quincy ST SE, zoned R-1C [Section 14-16-5-5(F)(2)(a)(2)(a)] **APPROVED**

36. VA-2020-00301      Project#  
PR-2020-  
004375      Allison Burnett and Sarah Grant (Agent, Kevin O'Toole) request a variance to allow a carport 1 ft from the property line for Lot 26, Block 69, Parkland Hills Addn, located at 1032 Quincy ST SE, zoned R-1C [Section 14-16-5-5(F)(2)(a)(2)(a)] **APPROVED**
37. VA-2020-00304      Project#  
PR-2020-  
004377      Mike Fernandez requests a variance to allow a carport within a front or side setback for Lot 2, Block 23A, Mesa Del Norte, located at 912 Chama ST NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)(2)(a)] **APPROVED**
38. VA-2020-00306      Project#  
PR-2020-  
004381      RM 401-40 Steve Nakamura (Agent, Development Managing Consultants) request a variance of 3ft to the 3ft maximum wall height for Lot 7, Martineztown Plan Phase 7, located at 405 Martin Luther King Ave NE, zoned MX-T [Section 14-16-5-7-D] **DENIED**
39. VA-2020-00307      Project#  
PR-2020-  
004381      RM 401-40 Steve Nakamura (Agent, Development Managing Consultants) request a variance of 3ft to the 3ft maximum wall height for Lot 6A, Brooks Harold, located at 401 Edith Blvd NE, zoned MX-L [Section 14-16-5-7-D] **DENIED**
40. VA-2020-00308      Project#  
PR-2020-  
004381      RM 401-40 Steve Nakamura (Agent, Development Managing Consultants) request a variance of 3ft to the 3ft maximum wall height for Lot 5, Block 4, Belvidere Addn, located at 405 Edith Blvd NE, zoned MX-L [Section 14-16-5-7-D] **DENIED**