



ZONING HEARING EXAMINER'S AGENDA

TUESDAY, September 15, 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

 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-2020-00232 | Project#
PR-2020-004150 | Ramon Chacon requests a conditional use to allow a family home daycare for Lot 4-P-1, Torrentino, located at 612 97 th ST SW, zoned R-1A [Section 14-16-4-2] APPROVED |
| 2. VA-2020-00233 | Project#
PR-2020-004151 | Maria Borjas requests a variance of 3 feet to the 3 feet maximum wall height for Lot 35, Bell Park Villa Townhouses, located at 312 Utah ST SE, zoned R-T [Section 14-16-5-7(D)] APPROVED |

3. VA-2020-00234 Project#
PR-2020-
004152 Flora Fernandez requests a permit to allow a carport in the front yard setback for Lot 1, Block 1, Mariposa Addn, located at 1823 William ST SE, zoned R-1A [Section 14-16-6-6(L)(3)(d)] **APPROVED**
4. VA-2020-00237 Project#
PR-2020-
004155 Nain Hernandez requests a variance of 3 feet to the 3 feet maximum wall height for Lot S, Bergquist Addn, located at 220 Estancia DR NW, zoned R-ML [Section 14-16-5-7(D)] **APPROVED**
5. VA-2020-00240 Project#
PR-2020-
004163 Arturo Nunez-Guiano requests a variance of 2 feet to the 3 feet maximum wall height for Lot 688, Block 30, Atrisco Village Unit 3B of Hoffman City, located at 10504 Benavides RD SW, zoned R-1C [Section 14-16-5-7(D)] **APPROVED**
6. VA-2020-00259 Project#
PR-2020-
004219 Gary Libman and Erika Gerety (Agent, Thomas Nelson) request a conditional use to allow accessory living quarters without a kitchen for Lot 6A, Block B, Cenaroca, located at 404 Turner CT NE, zoned R-1D [Section 14-16-4-2] **APPROVED**
7. VA-2020-00261 Project#
PR-2020-
004221 Maria and Luis Carlos Arreola requests a variance of 3 feet to the 3 feet maximum wall height for Lot 1, Block 5, Four Hills Addn, located at 12500 Elyse PL SE, zoned R-1C [Section 14-16-5-7(D)] **APPROVED**
8. VA-2020-00267 Project#
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] **DEFERRED**

NEW BUSINESS:

9. VA-2020-00265 Project#
PR-2020-
004223 Shanna Schultz & Skyler Rexroad request a conditional use to allow an accessory dwelling unit for Lot 1, Block 3, Lewis & Simonds Addn, located at 715 Edith Blvd SE, zoned R-1C [Section 14-16-4-3(F)(5)] **APPROVED**
10. VA-2020-00200 Project#
PR-2020-
004038 Kreider Shirley Revocable Trust (Agent, Modulus Architects) request a conditional use to allow for a fueling station adjacent to a residential zone for Lot 4, Block 8, Broad Acres, located at 7521 Menaul Blvd NE, zoned MX-M [Section 14-16-4-3(D)(17)(i)] **WITHDRAWN**
11. VA-2020-00203 Project#
PR-2020-
004038 Kreider Shirley Revocable Trust (Agent, Modulus Architects) request a conditional use to allow for a fueling station adjacent to a residential zone for Lot 3, Block 8, Broad Acres, located at 7509 Menaul Blvd NE, zoned MX-M [Section 14-16-4-3(D)(17)(i)] **WITHDRAWN**
12. VA-2020-00204 Project#
PR-2020-
004038 Kreider Shirley Revocable Trust (Agent, Modulus Architects) request a conditional use to allow for a fueling station adjacent to a residential zone for Lot 5, Block 8, Broad Acres, located at 7521 Menaul Blvd NE, zoned MX-M [Section 14-16-4-3(D)(17)(i)] **WITHDRAWN**
13. VA-2020-00209 Project#
PR-2020-
004038 Kreider Shirley Revocable Trust (Agent, Modulus Architects) requests a conditional use to allow for a fueling station adjacent to a residential zone for Lot 6, Block 8, Broad Acres, located at 7521 Menaul Blvd NE, zoned MX-M [Section 14-16-4-3(D)(17)(i)] **WITHDRAWN**

14. VA-2020-00215 Project#
PR-2020-
004038 Kreider Shirley Revocable Trust (Agent, Modulus Architects) requests a conditional use to allow for the retail sales of liquor within 500 feet of a residential zone for Lot 3, Block 8, Broad Acres, located at 7509 Menaul BLVD NE, zoned MX-M [Section 14-16-4-3(D)(36)(c)] **WITHDRAWN**
15. VA-2020-00216 Project#
PR-2020-
004038 Kreider Shirley Revocable Trust (Agent, Modulus Architects) requests a conditional use to allow for the retail sales of liquor within 500 feet of a residential zone for Lot 4, Block 8, Broad Acres, located at 7521 Menaul Blvd NE, zoned MX-M [Section 14-16-4-3(D)(36)(c)] **WITHDRAWN**
16. VA-2020-00217 Project#
PR-2020-
004038 Kreider Shirley Revocable Trust (Agent, Modulus Architects) requests a conditional use to allow for the retail sales of liquor within 500 feet of a residential zone for Lot 5, Block 8, Broad Acres, located at 7521 Menaul Blvd NE, zoned MX-M [Section 14-16-4-3(D)(36)(c)] **WITHDRAWN**
17. VA-2020-00218 Project#
PR-2020-
004038 Kreider Shirley Revocable Trust (Agent, Modulus Architects) requests a conditional use to allow for the retail sales of liquor within 500 feet of a residential zone for Lot 6, Block 8, Broad Acres, located at 7521 Menaul Blvd NE, zoned MX-M [Section 14-16-4-3(D)(36)(c)] **WITHDRAWN**
18. 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)] **DEFERRED**
19. 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] **DEFERRED**
20. 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] **DEFERRED**
21. 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)] **DEFERRED**
22. 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)] **DEFERRED**
23. 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)] **DEFERRED**
24. VA-2020-00238 Project#
PR-2020-
004156 Brian Johnson (WT Group/Speedway, LLC) requests a variance of 8ft to the required 15ft rear setback for Lot B1A, Block 101, Brentwood Hills, located at 2912 Juan Tabo Blvd NE, zoned MX-M [Section 14-16-5-1] **APPROVED**
25. 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)] **DEFERRED**

26. VA-2020-00241 Project# PR-2020-004173 Kelly Watson requests a conditional use to allow a family home daycare for Lot 27, Block 3, La Mariposa Addn Unit 1, located at 5229 College ST NW, zoned R-1C [Section 14-16-4-2] **WITHDRAWN**
27. VA-2020-00242 Project# PR-2020-004190 Edna Martinez Schroeder requests a variance of 3ft to the 3ft maximum wall height for Lot 138A, Valle Alto Addn, located at 1209 Aztec RD NW, zoned MX-L [Section 14-16-5-7(D)] **APPROVED**
28. VA-2020-00245 Project# PR-2020-004196 Scott E Romberg requests a variance of 3 feet to the 3 feet maximum wall height for Lot 44, Heritage East Unit 3, located at 9512 Bent RD NE, zoned R-T [Section 14-16-5-7(D)] **APPROVED**
29. VA-2020-00246 Project# PR-2020-004198 Ramona and Philip Segura request a variance of 3 ft to the 3 ft maximum wall height for Lot 54, Block 5, Holiday Park Unit 10, located at 3812 Zion CT NE, zoned R-1C [Section 14-16-5-7(D)] **APPROVED**
30. VA-2020-00250 Project# PR-2020-004201 Russell Tidenberg requests a variance of 15 feet to the required 15 foot front yard setback for Lot 7, Block 13, Altamont Addn, located at 5704 Aztec RD NE, zoned R-1B [Section 14-16-5-1] **APPROVED**
31. VA-2020-00251 Project# PR-2020-004206 Don and Penny Dudley request a variance of 5ft to the required 10ft side setback for Lot 104, Los Alamos Addn, located at 302 Sandia RD NW, zoned R-A [Section 14-16-5-1] **APPROVED**
32. VA-2020-00252 Project# PR-2020-004207 Damian Chimenti (Agent, Wes Lansford) requests a conditional use to allow outdoor storage for Lot 1, Anderson & Harris Addn, located at 1212 Aztec RD NW, zoned MX-L [Section 14-16-4-2] **WITHDRAWN**
33. VA-2020-00253 Project# PR-2020-004208 Leann Chavez (Agent, Arch+Plan Land Use Consultants) requests a variance of 3ft to the 3ft maximum wall height for Lot 35A, Block 12, Country Club Addn, located at 1120 Las Lomas RD NE, zoned MX-T [Section 14-16-5-7(D)] **APPROVED**
34. VA-2020-00254 Project# PR-2020-004209 Archie Grine requests a permit to allow a carport in the front yard setback for Lot 36, Block 14B, Princess Jeanne Park Addn, located at 10417 San Jacinto Ave NE, zoned R-1B [Section 14-16-6-6(L)(3)(d)] **APPROVED**
35. VA-2020-00255 Project# PR-2020-004210 Carlos Jurado (Agent, Arch+Plan Land Use Consultants) requests a variance of 3 feet to the required 10 feet separation of a residential building for Lot 5, Block 4, John Baron Park Addn, located at 919 20th ST NW, zoned R-1A [Section 14-16-3-4-(L)(3)] **APPROVED**
36. VA-2020-00256 Project# PR-2020-004210 Carlos Jurado (Agent, Arch+Plan Land Use Consultants) requests a variance of 5 feet to the required 15 feet rear setback for Lot 5, Block 4, John Baron Park Addn, located at 919 20th ST NW, zoned R-1A [Section 14-16-3-4-(L)(3)] **APPROVED**
37. VA-2020-00257 Project# PR-2020-003657 Angelina Lucero (Agent, Arch+Plan Land Use Consultants) requests a variance of .6936 acres to allow a larger lot than the allowable contextual standards for Lots A1 and A2, Lands of Melquiades Chavez, located at 6120 Central Ave SW, zoned R-1C [Section 14-16-5-1(C)(2)(b)] **APPROVED**

38. VA-2020-00258 Project#
PR-2020-
004215 Ethridge Properties, LLC / Prime Properties, LLC (Agent, Consensus Planning) requests a conditional use to allow a drive through or drive up facility for Lot C, Block 7, Boyds Addn, located at 6201 Montgomery Blvd NE, zoned MX-L [Section 14-16-4-2] **APPROVED**
39. VA-2020-00260 Project#
PR-2020-
004220 Natalie Rhoades requests a variance of 3 feet to the 3 feet maximum wall height for Lot 11, Block 12, Hoffmantown Addn, located at 2705 Parsifal ST NE, zoned R-1B [Section 14-16-5-7(D)] **APPROVED**
40. 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] **DEFERRED**
41. 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] **DEFERRED**
42. 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)] **DEFERRED**