



ZONING HEARING EXAMINER'S ACTION SHEET

TUESDAY, August 17, 2021 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.

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INTERPRETER NEEDED:

- | | | |
|------------------|--------------------------------|---|
| 1. VA-2021-00120 | Project#
PR-2021-
005413 | Ariel Cano & Donna T requests a variance for Lot 3, Block 9, Mandell Addn No 2, located at 2800 4 TH ST NW, zoned MX-M [Section 14-16-5-7(D)]
APPROVED WITH CONDITIONS |
|------------------|--------------------------------|---|

2. VA-2021-00230 Project#
PR-2021-
005591 Carmelo Lozada-Alquicira requests a conditional use to allow a family home daycare for Lot 760, Block 39, Atrisco Village Unit 3A of Hoffman, located at 1113 Del Mastro Dr SW, zoned R-1C [Section 14-16-4-2] **APPROVED**
3. VA-2021-00238 Project#
PR-2021-
005643 Luis Reyes requests a permit-wall or fence-major for Lot 4, Honeycutt Addn, located at 209 Bergquist Pl NW, zoned R-1B [Section 14-16-5-7-D] **APPROVED**
4. VA-2021-00272 Project#
PR-2021-
005703 Martha Ibarra, Olivia Ramirez & Jose Morales request a permit-wall or fence-major for Lot 2, Honeycutt Addn, located at 213 Bergquist Pl NW, zoned R-1B [Section 14-16-5-7-D] **APPROVED WITH CONDITIONS**
5. VA-2021-00273 Project#
PR-2021-
005703 Martha Ibarra, Olivia Ramirez & Jose Morales request a variance of 3 feet to the 3 feet Maximum wall height for Lot 2, Honeycutt Addn, located at 213 Bergquist Pl NW, zoned R-1B [Section 14-16-5-7-D] **DENIED**
6. VA-2021-00274 Project#
PR-2021-
005712 Reina Esther Argueta & Nery Pelico request a permit-wall or fence-major for Lot 13, Block 4, Esperanza Addn, located at 5414 Southern Ave SE, zoned R-1B [Section 14-16-5-7-D] **APPROVED**

NEW BUSINESS:

7. VA-2021-00231 Project#
PR-2021-
005592 Beatriz Cantillo requests a permit to allow a carport in the front/side setback for Lot 37, Block 67, Snow Heights Addn, located at 10513 Menaul Blvd NE, zoned R-1B [Section 14-16-5-5(F)(2)] **APPROVED**
8. VA-2021-00124 Project#
PR-2021-
005420 Rachel Marie Salas requests a Permit-Wall or Fence-Major for Lot 34, Heritage Hills Unit 5, located at 8921 Democracy Rd NE, zoned R-1C [Section 14-16-5-7(D)] **APPROVED**
9. VA-2021-00232 Project#
PR-2021-
005420 Rachel Marie Salas requests a variance of 3 feet to the 3 feet maximum wall height in the front yard for Lot 34, Heritage Hills Unit 5, located at 8921 Democracy Rd NE, zoned R-1C [Section 14-16-5-7-D] **APPROVED**
10. VA-2021-00234 Project#
PR-2021-
005618 Christopher Roybal requests a permit-wall or fence-major for Lot 16, Block 12, Vista Encantada, located at 2717 Georgia St NE, zoned R-1C [Section 14-16-5-7-D] **APPROVED**
11. VA-2021-00240 Project#
PR-2021-
005646 Merardo Cera requests a variance of 3 feet to the 3 feet maximum wall height in a corner lot for Lot 12, Block 1, Fairgrounds Addn, located at 6420 Central Ave SE, zoned MX-M [Section 14-16-5-7-D] **APPROVED**

12. VA-2021-00241 Project#
PR-2021-
005646 Merardo Cera requests a variance of 3 feet to the 3 feet maximum wall height in a corner lot for Lot 13, Block 1, Fairgrounds Addn, located at 6420 Central Ave SE, zoned MX-M [Section 14-16-5-7-D] **APPROVED**

13. VA-2021-00244 Project#
PR-2021-
005651 Fidel Chacon & Dalila Solis request a variance of 3 feet to the 3 feet maximum wall height for Lot 48, Block 9, Mesa Verde Addn, located at 201 Wyoming Blvd NE, zoned MX-M [Section 14-16-5-7(D)(3)(g)] **APPROVED**

14. VA-2021-00246 Project#
PR-2021-
005651 Fidel Chacon & Dalila Solis request a variance of 3 feet to the 3 feet maximum wall height for Lot 47, Block 9, Mesa Verde Addn, located at 201 Wyoming Blvd NE, zoned MX-M [Section 14-16-5-7(D)(3)(g)] **APPROVED**

15. VA-2021-00247 Project#
PR-2021-
005651 Fidel Chacon & Dalila Solis request a variance of 3 feet to the 3 feet maximum wall height for Lot 46, Block 9, Mesa Verde Addn, located at 201 Wyoming Blvd NE, zoned MX-M [Section 14-16-5-7(D)(3)(g)] **APPROVED**

16. VA-2021-00248 Project#
PR-2021-
005651 Fidel Chacon & Dalila Solis request a variance of 3 feet to the 3 feet maximum wall height for Lot 45, Block 9, Mesa Verde Addn, located at 201 Wyoming Blvd NE, zoned MX-M [Section 14-16-5-7(D)(3)(g)] **APPROVED**

17. VA-2021-00249 Project#
PR-2021-
005674 Vincent Garcia requests a permit-wall or fence-major for Lot 29, Block 16, Snow Heights Addn, located at 8035 Princess Jeanne Ave NE, zoned R-1B [Section 14-16-5-7-D] **APPROVED WITH CONDITION**

18. VA-2021-00250 Project#
PR-2021-
005678 Berns LLC requests a variance of 1 mile to the required 1 mile distance from another pawn shop for Lot A, Fourth & Menaul LTD, located at 401 Menaul Blvd NW, zoned MX-M [Section 14-16-4-3(D)(40)] **DENIED**

19. VA-2021-00251 Project#
PR-2021-
005680 Victoria Brace (Agent, Patrick Brace) requests a permit-wall or fence-major for Lot 18, Block 6, Wagner—WJ, located at 1903 Palomas Dr NE, zoned R-1C [Section 14-16-5-7-D] **APPROVED**

20. VA-2021-00258 Project#
PR-2021-
005680 Victoria Brace (Agent, Patrick Brace) requests a variance of 3 ft to allow an opaque wall/fence 6 ft in height for Lot 18, Block 6, Wagner—WJ, located at 1903 Palomas Dr NE, zoned R-1C [Section 14-16-5-7-D] **APPROVED**

21. VA-2021-00259 Project#
PR-2021-
005692 Theresa Salas (Agent, Consensus Planning) requests a conditional use to allow a drive-through or drive-up facility for Lot 24A, Block 24, Buena Ventura, located at 301 Eubank BLVD NE, zoned MX-L [Section 14-16-4-2] **APPROVED**

22. VA-2021-00261 Project#
PR-2021-
005692 Theresa Salas (Agent, Consensus Planning) requests a conditional use to allow a drive-through or drive-up facility for Lot 22, Block 24, Buena Ventura, located at 309 Eubank BLVD NE, zoned MX-L [Section 14-16-4-2] **APPROVED**

23. VA-2021-00263 Project# PR-2021-005692 Theresa Salas (Agent, Consensus Planning) requests a conditional use to allow a drive-through or drive-up facility for Lot 21, Block 24, Buena Ventura, located at 313 Eubank BLVD NE, zoned MX-L [Section 14-16-4-2] **APPROVED**
24. VA-2021-00260 Project# PR-2021-005693 Eric Schultz (Agent, Gilbert Austin) requests a permit to allow a carport in the front/side yard setback for Lot 5, Block 46, Snow Heights Addn, located at 9718 Woodland Ave NE, zoned R-1B [Section 14-16-5-5(F)(2)] **APPROVED**
25. VA-2021-00262 Project# PR-2021-005694 Pat Rhoads & Margaret Dickens (Agent, Gilbert Austin) requests a permit to allow a carport in the front/side yard setback for Lot 10, Block 1A, Loma Del Norte Addn Unit 7, located at 8025 Deming Ct NE, zoned R-1C [Section 14-16-5-5(F)(2)] **APPROVED**
26. VA-2021-00264 Project# PR-2021-005695 David & Vanessa Ibarbo (Agent, Gilbert Austin) requests a permit to allow a carport in the front/side yard setback for Lot 15-P1, Block J, Avalon Unit B3, located at 652 Galleon Dr NW, zoned R-1A [Section 14-16-5-5(F)(2)] **APPROVED**
27. VA-2021-00265 Project# PR-2021-005696 Joy Hickman (Agent, Gilbert Austin) requests a permit to allow a carport for Lot 6, Block 10, Homestead Hills, located at 5501 Territorial Rd NW, zoned R-1C [Section 14-16-5-5(F)(2)] **APPROVED**
28. VA-2021-00266 Project# PR-2021-005697 Mary Otero (Agent, Gilbert Austin) requests a permit to allow a carport in the front/side yard setback for Lot 9, Block 25, McDuffie Place Addn Unit 2, located at 3408 Wilway Ave NE, zoned R-1B [Section 14-16-5-5(F)(2)] **APPROVED**
29. VA-2021-00268 Project# PR-2019-002253 Holly Potter and Jeffrey Garcia request a permit-wall or fence-major for Lot 50, MRGCD MAP 38, located at 222 San Pasquale Ave NW, zoned R-MH [Section 14-16-5-7-D] **APPROVED**
30. VA-2021-00270 Project# PR-2019-002253 Holly Potter and Jeffrey Garcia request a variance of 3 feet to the 3 feet Maximum wall height in the front yard for Lot 50, MRGCD MAP 38, located at 222 San Pasquale Ave NW, zoned R-MH [Section 14-16-5-7-D] **APPROVED**
31. VA-2021-00271 Project# PR-2021-005702 DHS Properties LLC (Agent, Dave Slade) requests a conditional use to allow an accessory dwelling unit without a kitchen for Lot 25, Block 9, Knob Heights Addn Replat of Tr 9, located at 3428 Kathryn AVE SE, zoned R-1B [Section 14-16-4-3(F)(5)] **APPROVED**

32. VA-2021-00275 Project# PR-2021-005713 Karen Marcum (Agent, Ron Cram) requests a permit-wall or fence-major for Lot 13, Block 2, Monterey East, located at 4705 Brenda St NE, zoned R-1B [Section 14-16-5-7-D] **APPROVED**
33. VA-2021-00276 Project# PR-2021-005719 Maldonado Home & Investments (Agent, Gustavo Maldonado) requests a permit-wall or fence-major for Lot 31, Vista Manzano Unit 1, located at 1348 Ojo Sarco ST SW, zoned R-1A [Section 14-16-5-7-D] **APPROVED**
34. VA-2021-00277 Project# PR-2021-005719 Maldonado Home & Investments (Agent, Gustavo Maldonado) requests a variance to allow an 11ft block wall for Lot 34-P1, Block A, Vista Manzano Unit 1, located at 1348 Ojo Sarco ST SW, zoned R-1A [Section 14-16-5-7-D] **APPROVED WITH CONDITIONS**
35. VA-2021-00278 Project# PR-2021-005720 Brar Hotels Group Inc. - Kenwalroop Brar (Agent, Trish Kosel) requests a permit-wall or fence-major for Lot E1, Broadbent Business Park, located at 1315 Menaul Blvd NE, zoned NR-C [Section 14-16-5-7-D] **APPROVED**
36. VA-2021-00279 Project# PR-2021-005723 Ashlea Hannamann (Agent, Ty Hannamann) requests a variance to allow a shade structure 1ft from property line for Lot 34-P1, Block A, Vista De La Luz, located at 5008 Sala De Tomas DR NW, zoned R-T [Section 14-16-5-1] **APPROVED**
37. VA-2021-00280 Project# PR-2020-004765 S&S Development, LLC (Agent, Arch+Plan Land Use Consultants) requests a variance of 5ft to the required 15ft rear yard setback for Block 8, Carters, located at 3511 Gibson BLVD SE, zoned MX-L [Section 14-16-5-1] **APPROVED**
38. VA-2021-00281 Project# PR-2020-004765 S&S Development, LLC (Agent, Arch+Plan Land Use Consultants) requests a variance of 17 parking spaces to the required 38 spaces for Block 8, Carters, located at 3511 Gibson BLVD SE, zoned MX-L [Section 14-16-5-5] **APPROVED**
39. VA-2021-00282 Project# PR-2020-004765 S&S Development, LLC (Agent, Arch+Plan Land Use Consultants) requests a variance of 20ft to the required 20ft edge buffer for Block 8, Carters, located at 3511 Gibson BLVD SE, zoned MX-L [Section 14-16-5-6-E-3] **APPROVED**
40. VA-2021-00283 Project# PR-2019-003030 Third Gen Properties, LLC (Agent, Arch+Plan Land Use Consultants) requests a variance to allow 6ft Fence on property line for Lots 2-7, Block 2, Sellers, located at 1112 3rd ST NW, zoned MX-M [Section 14-16-5-7-D] **APPROVED**

41. VA-2021-00284 Project# PublicHouse ABQ, LLC (Agent, Consensus Planning) requests a conditional
PR-2021- use to allow a tap room/tasting room for Lot A, Block 1, College View Addn,
005724 located at 3619 Copper Ave NE, zoned MX-L [Section 14-16-4-2]
APPROVED WITH CONDITIONS