ZONING HEARING EXAMINER'S AGENDA

TUESDAY, August 17, 2021 9:00 A.M.

Join Zoom Meeting
https://cabq.zoom.us/j/7044490999
Meeting ID: 704 449 0999
One tap mobile
+16699006833,7044490999# US (San Jose)
+12532158782,7044490999# US (Tacoma)
Dial by your location
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)
Meeting ID: 704 449 0999
Find your local number: https://cabq.zoom.us/u/a2s7T1dnA

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-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 4TH ST NW, zoned MX-M [Section 14-16-5-7(D)]
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]

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]

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]

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]

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]

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)]

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)]

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]

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]

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]
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]

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)]

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)]

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)]

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)]

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]

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)]

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]

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]

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]

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]
<table>
<thead>
<tr>
<th>Project#</th>
<th>Project#</th>
<th>Requested Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>PR-2021-005692</td>
<td>PR-2021-005693</td>
<td>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]</td>
</tr>
<tr>
<td>PR-2021-005694</td>
<td>PR-2021-005695</td>
<td>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)]</td>
</tr>
<tr>
<td>PR-2021-005696</td>
<td>PR-2021-005697</td>
<td>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)]</td>
</tr>
<tr>
<td>PR-2021-005698</td>
<td>PR-2021-005699</td>
<td>Permit to allow a carport in the front/side yard setback for Lot 6, Block 10, Homestead Hills, located at 5501 Territorial Rd NW, zoned R-1C [Section 14-16-5-5(F)(2)]</td>
</tr>
<tr>
<td>PR-2021-005700</td>
<td>PR-2021-005701</td>
<td>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)]</td>
</tr>
<tr>
<td>PR-2019-002253</td>
<td>PR-2019-002254</td>
<td>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]</td>
</tr>
<tr>
<td>PR-2019-002255</td>
<td>PR-2019-002256</td>
<td>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]</td>
</tr>
<tr>
<td>PR-2021-005702</td>
<td>PR-2021-005703</td>
<td>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)]</td>
</tr>
</tbody>
</table>
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]

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]

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]

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]

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]

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]

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]

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]

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]
PublicHouse ABQ, LLC (Agent, Consensus Planning) requests a conditional use to allow a tap room/tasting room for Lot A, Block 1, College View Addn, located at 3619 Copper Ave NE, zoned MX-L [Section 14-16-4-2]