



# ZONING HEARING EXAMINER'S AGENDA

TUESDAY, December 21, 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*

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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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## OLD BUSINESS:

- |    |               |                                |  |
|----|---------------|--------------------------------|--|
| 1. | VA-2021-00359 | Project#<br>PR-2021-<br>006085 | Carlos Hernandez requests a variance to allow a 6 ft solid wall in the front yard for Lot 8, Highland Place, located at 621 Santa Fe Ave SE, zoned R-1A [Section 14-16-5-7-D] <b>CONTINUANCE</b> |
|----|---------------|--------------------------------|--|

2. VA-2021-00360 Project# PR-2021-006085 Carlos Hernandez requests a permit-wall or fence-major for Lot 8, Highland Place, located at 621 Santa Fe Ave SE, zoned R-1A [Section 14-16-5-7-D] **CONTINUANCE**

**NEW BUSINESS:**

3. VA-2021-00379 Project# PR-2021-006156 City of Albuquerque Family and Community Services Dept (Agent, Sites Southwest) request a variance of 6.2 to the required 30% of clear transparent windows on the ground floor facing Knotts Landing Ct for Lot 3A, Block 2, Metz-Robertson Addn, located at 109 60<sup>th</sup> ST NW, zoned MX-M [Section 14-16-5-11(E)(2)(b)(2)] **APPROVAL**
4. VA-2021-00380 Project# PR-2021-006156 City of Albuquerque Family and Community Services Dept (Agent, Sites Southwest) request a variance to 1 of the 3 required facade design elements on the street facing facade facing Knotts Landing Ct for Lot 3A, Block 2, Metz-Robertson Addn, located at 109 60<sup>th</sup> ST NW, zoned MX-M [Section 14-16-5-11(E)(2)(b)(3)] **APPROVAL**
5. VA-2021-00381 Project# PR-2021-006156 City of Albuquerque Family and Community Services Dept (Agent, Sites Southwest) request a variance of 2 ft 2 inches to the required 10 ft minimum ground floor clear height for Lot 3A, Block 2, Metz-Robertson Addn, located at 109 60<sup>th</sup> ST NW, zoned MX-M [Section 14-16-5-11(E)(1)] **APPROVAL**
6. VA-2021-00382 Project# PR-2021-002253 Marie Coleman (Agent, Owen Kramme) requests a conditional use to allow artisan manufacturing in the MX-T zone district Lot 231, MRGCD MAP 38, located at 522 Romero ST NW, zoned MX-T [Section 14-16-4-2] **CONTINUANCE**
7. VA-2021-00383 Project# PR-2021-002253 Marie Coleman (Agent, Owen Kramme) requests a conditional use to allow artisan manufacturing in the MX-T zone district Lot 232A/Old Town Park, MRGCD MAP 38, located at 522 Romero ST NW, zoned MX-T [Section 14-16-4-2] **CONTINUANCE**
8. VA-2021-00385 Project# PR-2021-006168 John Brant (Agent, Kathleen Ahghar) requests a permit to allow for a carport in the side yard setback for Lot 15, Block 40, Parkland Hills, located at 1019 Idlewilde Lane SE, zoned R-1D [Section 14-16-5-5(F)(2)(a)(3)(b)] **APPROVAL**
9. VA-2021-00386 Project# PR-2021-006168 John Brant (Agent, Kathleen Ahghar) request a variance of 3 feet to the required 3 feet from a lot line for Lot 15, Block 40, Parkland Hills, located at 1019 Idlewilde Lane SE, zoned R-1D [Section 14-16-5-5(F)(2)(a)(3)(c)] **APPROVAL**
10. VA-2021-00387 Project# PR-2021-006169 Barbara Burns requests a permit wall or fence major for Lot 46, Block 29, Four Hills Village Fifth Installment, located at 1319 Wagon Train CT SE, zoned R-1D [Section 14-16-5-7(D)] **APPROVAL**

11. VA-2021-00388      Project#  
PR-2021-  
006172      John & Debra Herring (Agent, Hilltop Landscaping) request a permit wall or fence major for Lot 4, Block 8, Haines Park Addn, located at 1512 Wellesley DR NE, zoned R-1C [Section 14-16-5-7(D)] **CONTINUANCE**
12. VA-2021-00389      Project#  
PR-2021-  
006173      Ernest Herrera requests a variance of 11 ft 8 inches to allow an accessory building 14 ft 8 inches in height in a required street side setback, where height is limited to the maximum allowed wall height of 3 ft for Lot 1, Block 5, Holiday Park Unit 4, located at 3100 Tahiti ST NE, zoned R-1C [Section 14-16-5-11(C)(4)(b)] **APPROVAL**
13. VA-2021-00402      Project#  
PR-2021-  
006173      Ernest Herrera requests a variance of 9 ft to the required 10 ft corner side yard setback for Lot 1, Block 5, Holiday Park Unit 4, located at 3100 Tahiti ST NE, zoned R-1C [Section 14-16-5-11(C)(4)(c)] **APPROVAL**
14. VA-2021-00390      Project#  
PR-2021-  
006174      Jared Congdon (Agent, Roger Congdon) requests a variance of 4 ft for a retaining wall in the rear yard for Lot 19A, Stonegate Village located at 4909 Oso Grande PL NE, zoned R-T [Section 14-16-5-7(D)] **APPROVAL**
15. VA-2021-00391      Project#  
PR-2021-  
006175      William & Mary Frances Dorman (Agent, Mark Weaver) request a variance to allow an 11 ft 6 inch solid wall/fence where the height is limited to a 6 ft courtyard wall in the front yard, greater than 10 ft from the front lot line and also where limited to an 8 ft wall/fence in the side yard for Lot 3, Block 1, Academy Estates Unit 1, located at 7811 Academy TRL NE, zoned R-1D [Section 14-16-5-7(D)] **APPROVAL**
16. VA-2021-00392      Project#  
PR-2021-  
006176      Herb & Susan Guttler (Agent, Kyle Deacon) requests a taller wall permit in the front yard Lot 16, Block 13, House Replat Knob Heights Addn, located at 3413 Vail Ave SE, zoned R-MH [Section 14-16-5-7(D)] **APPROVAL WITH CONDITION**
17. VA-2021-00393      Project#  
PR-2021-  
006176      Herb & Susan Guttler (Agent, Kyle Deacon) request a variance for a 6 foot view fence in the required front yard for Lot 16, Block 13, House Replat Knob Heights Addn, located at 3413 Vail Ave SE, zoned R-MH [Section 14-16-5-7(D)] **APPROVAL WITH CONDITION**
18. VA-2021-00394      Project#  
PR-2021-  
006176      Herb & Susan Guttler (Agent, Kyle Deacon) requests a taller wall permit in the front yard for Lot 17, Block 13, House Replat Knob Heights Addn, located at 3417 Vail Ave SE, zoned R-MH [Section 14-16-5-7(D)] **APPROVAL WITH CONDITION**
19. VA-2021-00395      Project#  
PR-2021-  
006176      Herb & Susan Guttler (Agent, Kyle Deacon) request a variance for a 6 foot view fence in the required front yard for Lot 17, Block 13, House Replat Knob Heights Addn, located at 3417 Vail Ave SE, zoned R-MH [Section 14-16-5-7(D)] **APPROVAL WITH CONDITION**

20. VA-2021-00399 Project# PR-2021-006176 Kylie and Zephyr Renner request a conditional use to allow an accessory dwelling unit without a kitchen for Lot 1, Block N, Netherwood Park 1<sup>st</sup> Replat, located at 2702 Morrow RD NE, zoned R-1D [Section 14-16-4- 3(F)(5)(g)] **APPROVAL**
21. VA-2021-00400 Project# PR-2021-005573 Netflix, LLC (Agent, Will Gleason, Dekker Perich Sabatini) requests a variance of 20 feet to allow intervals of 50 feet wall variations for Lot 26, Mesa Del Sol Innovation Park, located at 5650 University BLVD SE, zoned PC [Section 14-16-2-6(B)(5)] **APPROVAL**
22. VA-2021-00403 Project# PR-2021-006208 98<sup>th</sup> Street, LLC- Toot'n Totum (Agent, Modulus Architects) requests a conditional use to allow for a light fueling station adjacent to a residential zone for Lot E-5-A-2, Albuquerque South Unit 3, located at 99999 Gibson BLVD SW, zoned MX-M [Section 14-16-4-3(D)(18)(g)] **APPROVAL**
23. VA-2021-00404 Project# PR-2021-006208 98<sup>th</sup> Street, LLC- Toot'n Totum (Agent, Modulus Architects) requests a conditional use to allow for liquor retail in an MX-M zone district for Lot E-5-A-2, Albuquerque South Unit 3, located at 99999 Gibson BLVD SW, zoned MX-M [Section 14-16-4-3(D)(39)(f)] **APPROVAL**
24. VA-2021-00405 Project# PR-2021-006208 98<sup>th</sup> Street, LLC- Toot'n Totum (Agent, Modulus Architects) requests a conditional use to allow for liquor retail within 500 feet of a residential zone for Lot E-5-A-2, Albuquerque South Unit 3, located at 99999 Gibson BLVD SW, zoned MX-M [Section 14-16-4-3(D)(39)(c)] **APPROVAL**
25. VA-2021-00406 Project# PR-2021-006208 98<sup>th</sup> Street, LLC- Toot'n Totum (Agent, Modulus Architects) requests a variance of 144.5 to the required 15 maximum setback for a building containing 1000 sq ft or more in an activity center for Lot E-5-A-2, Albuquerque South Unit 3, located at 99999 Gibson BLVD SW, zoned MX-M [Section 14-16-4-3(D)(18)(l)] **APPROVAL**