



# ZONING HEARING EXAMINER'S AGENDA

TUESDAY, March 16, 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-2020-00239 | Project#<br>PR-2020-<br>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)] <b>APPROVED WITH CONDITION</b> |
|------------------|--------------------------------|--|

**NEW BUSINESS:**

2. VA-2020-00462      Project#  
PR-2020-004813      Joshua and Jacqueline C Rodgers request a Permit-Wall or Fence-Major for Lot 7, Block 66, University Heights, located at 507 Princeton Dr SE, zoned R-1B [Section 14-16-5-7-D] **APPROVED**
3. VA-2021-00011      Project#  
PR-2021-004986      Todd Evans (Agent, Cesar Marquez) requests a Permit-Wall or Fence-Major for Lot 57, Block 4, Glenwood Hills North Unit 1, located at 5000 Glenwood Hills DR NE, zoned R-A [Section 14-16-5-7-D] **APPROVED**
4. VA-2021-00013      Project#  
PR-2021-004987      Timothy Scully (Agent, Ken Duck) requests a conditional use to allow an accessory dwelling unit without a kitchen for Lot 37, Block 19, Candlelight Hills Unit 1, located at 9616 Candle LN NE, zoned R-1C [Section 14-16-4-2] **APPROVED**
5. VA-2021-00014      Project#  
PR-2021-004988      Patricia Roberts requests a Permit-Wall or Fence-Major for Lot 38, Block 6, Katherine Nichole Addn, located at 6723 Everitt Ct NW, zoned R-T [Section 14-16-5-7-D] **APPROVED**
6. VA-2021-00018      Project#  
PR-2021-004991      Kacee Jo Ramos (Agent, Christopher Wilson) requests a variance of 2ft 6in to allow an accessory building to be able to exceed the height of the primary structure up to 15 feet for Lot 46, Block 8, Loma Del Norte, located at 7712 Krista Dr NE, zoned R-1C [Section 14-16-5-11(C)(4)(b)] **APPROVED**
7. VA-2021-00019      Project#  
PR-2021-004998      Magdalena Sims & Seth Grant request a conditional use to allow an accessory dwelling unit without a kitchen for Lot 10, Block 45, University Heights, located at 422 Wellesley Dr SE, zoned R-1C [Section 14-16-4-2] **APPROVED**
8. VA-2021-00020      Project#  
PR-2021-004998      Magdalena Sims & Seth Grant request a conditional use to allow an accessory dwelling unit without a kitchen for Lot 11, Block 45, University Heights, located at 424 Wellesley Dr SE, zoned R-1C [Section 14-16-4-2] **APPROVED**
9. VA-2021-00021      Project#  
PR-2021-005007      Grace Montoya (Agent, Rachel Cadena) requests a conditional use to allow an accessory dwelling unit without a kitchen for Lot 4A, Block 1, El Rancho Atrisco Unit 2, located at 7308 Mesa De Arena NW, zoned R-1C [Section 14-16-4-2] **APPROVED**
10. VA-2021-00022      Project#  
PR-2021-005020      Gabe & Janice Portillo (Agent, Rob Baines) requests a variance of 7 ft to the required 25 ft rear yard setback for Lot 40C1, Alvarado Gardens Addn Unit 2 , located at 2539 Campbell Rd NW, zoned R-A [Section 14-16-5-1] **APPROVED**
11. VA-2021-00023      Project#  
PR-2021-005022      Jerry Dasalla (Agent, Leo Pallares) requests a conditional use to allow an accessory dwelling unit without a kitchen for Lot 21-P1, Block 3, Parkwest Unit 1, located at 8001 Stonecreek Ave NW, zoned R-1B [Section 14-16-4-2] **APPROVED**
12. VA-2021-00025      Project#  
PR-2019-002677      Carlisle /Rose Associates - Whole Foods (Agent, Modulus Architects) requests a conditional use to allow liquor retail within 500 feet of a residential zone for Lot A, Block 17, Carlisle & Indian School, located at 2100 Carlisle Blvd NE, zoned MX-M [Section 14-16-4-3(D)(38)(c)] **APPROVED**
13. VA-2021-00026      Project#  
PR-2019-002677      Carlisle /Rose Associates - Whole Foods (Agent, Modulus Architects) requests a variance of 1 freestanding sign to the 1 allowed per street frontage for Lot A, Block 17, Carlisle & Indian School, located at 2100 Carlisle Blvd NE, zoned MX-M [Section 14-16-5-12(F)] **APPROVED**

14. VA-2021-00028      Project#  
PR-2021-  
005032      Freda Marquez (Agent, Gilbert Austin) requests a permit to allow a carport within the front and side setback for Lot 6, Block 1, Glennway Park Addn, located at 1900 Prospect Ave SW, zoned R-1B [Section 14-16-5-5-F-2] **APPROVED**
15. VA-2021-00029      Project#  
PR-2021-  
005033      Andrew Skarsgard requests a variance of 5 feet to the 10 feet required side yard setback for Lot 1, Block 40, Parkland Hills Addn, located at 1100 Ridgecrest Dr SE, zoned R-1D [Section 14-16-5-1] **APPROVED**
16. VA-2021-00030      Project#  
PR-2021-  
005034      Adam Delu and Sonlee West (Agent, Strata Design, LLC) requests a Permit-Wall or Fence-Major for Lot K1, Block 1, Coopers W T/Country, located at 411 Cedar ST NE, zoned R-ML [Section 14-16-5-7-D] **APPROVED**
17. VA-2021-00031      Project#  
PR-2019-  
002672      Tim & Stacey Apodaca (Agent, Cory Collins) requests a variance of 3 feet to the 3 feet required distance from a lot line for a shade structure for Lot 23-P1, Tiburon Heights, located at 7905 Tiburon Hills Dr NW, zoned R-1B [Section 14-16-5-1(G)] **APPROVED**
18. VA-2021-00032      Project#  
PR-2021-  
005037      Joe Grady (Agent, Strata Design, LLC) request a variance of 15ft to the required 15ft rear setback for Lot 9, Block 32, Terrace Addn, located at 1203 Coal Ave SE, zoned MX-M [Section 14-16-5-1] **APPROVED**
19. VA-2021-00036      Project#  
PR-2021-  
005037      Joe Grady (Agent, Strata Design, LLC) request a variance to construct a building taller than 30ft within 100ft of a residential protected lot for Lot 7 and 8, Block 32, Terrace Addn, located at 1203 Coal Ave SE, zoned MX-M [Section 14-16-5-9-C] **APPROVED**
20. VA-2021-00037      Project#  
PR-2021-  
005037      Joe Grady (Agent, Strata Design, LLC) request a Wall-Permit Major for Lot 7, 8 and 9, Block 32, Terrace Addn, located at 1203 Coal Ave SE, zoned MX-M [Section 14-16-5-7-D] **APPROVED**
21. VA-2021-00038      Project#  
PR-2021-  
005037      Joe Grady (Agent, Strata Design, LLC) request a variance of 20ft to the required 20ft edge buffer for Lot 7, 8 and 9, Block 32, Terrace Addn located at 1203 Coal Ave SE, zoned MX-M [Section 14-16-5-6-E] **APPROVED**
22. VA-2021-00035      Project#  
PR-2021-  
005048      Arturo Fernandez (Agent, Jennie Stonesifer) request a Wall-Permit Major for Lot 15, Block 4, Montgomery Heights, located at 4012 Wellesley DR NE, zoned R-1C [Section 14-16-5-7-D] **APPROVED**
23. VA-2021-00039      Project#  
PR-2021-  
005061      Sagrario Anaya (Agent, Sandy Anaya) requests a Wall-Permit Major for Lot 16, Lavaland Addn, located at 202 Yucca DR NW, zoned R-1D [Section 14-16-5-7-D] **APPROVED**
24. VA-2021-00044      Project#  
PR-2021-  
005109c      Graham Bass & Christine Tally request a Wall-Permit Major for Lot 1A, Block 42, Broad Acres, located at 3129 Dallas St NE, zoned R-T [Section 14-16-5-7-D] **APPROVED**