



ZONING HEARING EXAMINER'S AGENDA

TUESDAY, September 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

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-2021-00289 | Project#
PR-2021-
005747 | Jose A Rodriguez Nunez requests a permit-wall or fence-major for Lot 7, Block 4, Country Squire, located at 1101 93rd St SW, zoned R-1B [Section 14-16-5-7-D] APPROVAL |
|------------------|--------------------------------|---|

2. VA-2021-00290 Project#
PR-2021-005747 Jose A Rodriguez Nunez requests a variance of 3 ft to the 3 ft required wall height on a corner/front yard for Lot 7, Block 4, Country Squire, located at 1101 93rd St SW, zoned R-1B [Section 14-16-5-7-D] **APPROVAL**
3. VA-2021-00300 Project#
PR-2021-005794 Irene Becerra-Lozano requests a permit-wall or fence-major for Lot 7, Block 7, La Mesa, located at 225 Chama St NE, zoned R-T [Section 14-16-5-7-D] **APPROVAL**
4. VA-2021-00301 Project#
PR-2021-005802 Modesta Esparza requests a permit-wall or fence-major for Lot A, Block 4, Winona Addn, located at 4112 Los Tomases Dr NW, zoned R-1B [Section 14-16-5-7-D] **APPROVAL WITH CONDITIONS**
5. VA-2021-00303 Project#
PR-2021-005802 Modesta Esparza requests a variance of 3 ft to the 3 ft maximum wall height for Lot A, Block 4, Winona Addn, located at 4112 Los Tomases Dr NW, zoned R-1B [Section 14-16-5-7-D] **DENIED**

NEW BUSINESS:

6. VA-2021-00316 Project#
PR-2021-005834 City of Albuquerque Family and Community Services (Agent, Consensus Planning) requests a conditional use to allow an overnight shelter for Lot A1A1A/Lovelace Hospital, Lovelace Hospital, located at 5400 Gibson BLVD SE, zoned MX-H [Section 14-16-4-2] **CONTINUED**
7. VA-2021-00317 Project#
PR-2021-005834 City of Albuquerque Family and Community Services (Agent, Consensus Planning) requests a conditional use to allow an overnight shelter for Lot 1, Swift Addn, located at 5006 Gibson BLVD SE, zoned MX-H [Section 14-16-4-2] **CONTINUED**
8. VA-2021-00054 Project#
PR-2021-005169 Brittany Love (Agent, Teresa King) requests a variance of 5 feet to the required 10 foot front yard setback for Lot 266-A, MRGCD Map 38, located at 2311 Hollywood Ave NW, zoned R-1A [Section 14-16-2-3(B)] **DEFERRAL**
9. VA-2021-00055 Project#
PR-2021-005169 ~~Brittany Love (Agent, Teresa King) requests a variance of 5 feet to the required 10 foot rear yard setback for Lot 266-A, MRGCD Map 38, located at 2311 Hollywood Ave NW, zoned R-1A [Section 14-16-2-3(B)]~~
10. VA-2021-00285 Project#
PR-2021-005729 Magic Kitchen, LLC requests a variance of 3 ft to the required 3 ft wall height in the front yard for Lot 32 SWLY portion of, Block 32, Virginia Place Addn, located at 5701 Gibson Blvd SE, zoned MX-L [Section 14-16-5-7-D] **APPROVAL**
11. VA-2021-00286 Project#
PR-2021-005730 Dionicio Armijo requests a variance of 3 ft to the 3 ft required wall height for a solid wall on a corner side yard for Lot 1, Block 7, Boyds Addn, located at 6200 Prairie Ave NE, zoned R-1C [Section 14-16-5-7-D] **APPROVAL**

12. VA-2021-00287 Project# PR-2021-005730 Dionicio Armijo requests a permit-wall or fence-major for Lot 1, Block 7, Boyds Addn, located at 6200 Prairie Ave NE, zoned R-1C [Section 14-16-5-7-D] **APPROVAL**
13. VA-2021-00293 Project# PR-2021-005767 Array Technologies, Inc. (Agent, Joel Loes) requests a variance for a 6 foot fence for Lot B1B1A1, ABQ Industrial Park Site, located at 3901 Midway PL NE, zoned NR-BP [Section 14-16-5-7-D] **APPROVAL**
14. VA-2021-00294 Project# PR-2021-005774 Kenneth Reaves requests a variance of 10 feet to the required 20 feet front yard setback for Lot 11, Block 5, Wells Sandia Manor, located at 307 Camino De La Sierra NE, zoned R-1D [Section 14-16-5-1] **APPROVAL**
15. VA-2021-00295 Project# PR-2021-005775 ~~Integrity Investments, LLC (Agent, Jesus Sandoval) requests a permit-wall or fence-major for Lot 21, Block 11, La Mesa Addn 2, located at 322 Alcazar ST SE, zoned MX-M [Section 14-16-5-7-D]~~
16. VA-2021-00296 Project# PR-2021-005775 ~~Integrity Investments, LLC (Agent, Jesus Sandoval) requests a variance for a 6 foot wall/fence for Lot 21, Block 11, La Mesa Addn 2, located at 322 Alcazar ST SE, zoned MX-M [Section 14-16-5-7-D]~~
17. VA-2021-00297 Project# PR-2021-005775 ~~Integrity Investments, LLC (Agent, Jesus Sandoval) requests a permit-wall or fence-major for Lot 22, Block 11, La Mesa Addn 2, located at 326 Alcazar ST SE, zoned MX-M [Section 14-16-5-7-D]~~
18. VA-2021-00298 Project# PR-2021-005775 ~~Integrity Investments, LLC (Agent, Jesus Sandoval) requests a variance for a 6 foot wall/fence for Lot 22, Block 11, La Mesa Addn 2, located at 326 Alcazar ST SE, zoned MX-M [Section 14-16-5-7-D]~~
19. VA-2021-00299 Project# PR-2021-005788 Carmella Properties LLC (Agent, Kevin Martinez) requests a conditional use to allow outdoor vehicle storage for Lot 216, Town of Atrisco Grant Airport Unit, located at 901 64th ST NW, zoned NR-C [Section 14-16-4-2] **APPROVAL**
20. VA-2021-00304 Project# PR-2021-005804 Donna and Hugh Kelley request a permit-wall or fence-major for Lot 769, Block 39, Atrisco Village Unit 3A of Hoffman City, located at 10209 De Trevis ST SW, zoned R-1C [Section 14-16-5-7-D] **APPROVAL**
21. VA-2021-00305 Project# PR-2021-005805 Dr. Richard and Karen Hammer (Agent, American Legion Post 99, Dean Johnson) requests a conditional use to allow a club in an MX-T zone for Lots 1-9 and 28-36, Block 26, Valley View Addn, located at 4500 Silver Ave SE, zoned MX-T [Section 14-16-4-2] **APPROVAL**
22. VA-2021-00307 Project# PR-2021-005808 Alan and Dorothea Spafford (Agent, Tripp Steele) requests a conditional use to allow auto sales for Lot 7A, Block 5, Enchanted Mesa, located at 11715 Menaul Blvd NE, zoned MX-L [Section 14-16-4-2] **APPROVAL**

23. VA-2021-00308 Project# PR-2021-005818 Daniel H & Laryssa Monaghan (Agent, Oscar Mendoza) request a variance of 3ft 6in to the 15 feet required rear yard setback for Lot 49, Block 3, Prairie Ridge Unit 6, located at 4337 Rabbit Brush Ave NW, zoned R-1B [Section 14-16-5-1] **APPROVAL**
24. VA-2021-00309 Project# PR-2021-005822 Edward Rossol requests a permit to allow a carport for Lot 19, Block 22, Monterey Hills Addn No 2, located at 2925 Santa Cruz Ave SE, zoned R-1B [Section 14-16-5-5(F)(2)(a)] **APPROVAL**
25. VA-2021-00311 Project# PR-2021-005827 Eric Stebbens & Maggie Hart (Agent, Michelle Negrette) request a permit-wall or fence-major for Lot 1, Block 12, Loma Vista Addn, located at 1000 Richmond Dr NE, zoned R-1B [Section 14-16-5-7-D] **APPROVAL**
26. VA-2021-00312 Project# PR-2021-005827 Eric Stebbens & Maggie Hart (Agent, Michelle Negrette) request a variance to allow a 5ft solid wall for Lot 1, Block 12, Loma Vista Addn, located at 1000 Richmond Dr NE, zoned R-1B [Section 14-16-5-7-D] **APPROVAL**
27. VA-2021-00313 Project# PR-2021-005828 Patricia and James Santistevan (Agent, NM Zoning) requests a variance of 3 ft to the 3 ft maximum wall height for Lot 12, Block 12, Bel Air, located at 4907 Menaul Blvd NE, zoned MX-M [Section 14-16-5-7-D] **APPROVAL**
28. VA-2021-00320 Project# PR-2021-005828 Patricia and James Santistevan (Agent, NM Zoning) requests a variance of 3ft to the 3ft maximum wall height for Lot 11, Block 12, Bel Air, located at 4907 Menaul BLVD NE, zoned MX-M [Section 14-16-5-7-D] **APPROVAL**
29. VA-2021-00321 Project# PR-2021-005828 Patricia and James Santistevan (Agent, NM Zoning) requests a variance of 3ft to the 3ft maximum wall height for Lot 8-10, Block 12, Bel Air, located at 4913 Menaul BLVD NE, zoned MX-M [Section 14-16- 5-7-D] **APPROVAL**
30. VA-2021-00314 Project# PR-2021-005829 Vincent Sanchez requests a permit to allow a carport for Lot 7, Block 3, Rackheath Park Addn No 1, located at 9421 Arvilla Ave NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)] **APPROVAL**
31. VA-2021-00315 Project# PR-2021-005829 Vincent Sanchez requests a permit to allow a carport for Lot 7, Block 3, Rackheath Park Addn No 1, located at 9421 Arvilla Ave NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)] **APPROVAL**
32. VA-2021-00318 Project# PR-2021-005835 Gloria G. Gonzales & Amanda L. Krumbach request a permit for a carport in the front yard setback for Lot 12, Block 7, Swearingen & Marberry, located at 1409 Cagua DR NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)] **APPROVAL**
33. VA-2021-00319 Project# PR-2021-005836 India Vigil (Agent, Robert Curtis) requests a permit-wall or fence-major for Lot 9, Block 10, Loma Vista Addn, located at 1017 Lafayette Dr NE, zoned R-1B [Section 14-16-5-7-D] **APPROVAL WITH CONDITION**

34. VA-2021-00322 Project# Josephine & Evelyn Bustos request a permit-wall or fence-major for Lot 21,
PR-2021- Block D, Lavaland Addn, located at 340 57th St NW, zoned R-1B [Section
005841 14-16-5-7-D] **APPROVAL**