



ZONING HEARING EXAMINER'S AGENDA

TUESDAY, April 19, 2022 9:00 A.M.

Join Zoom Meeting
<https://cabq.zoom.us/j/7044490999>
Meeting ID: 704 449 0999
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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-2022-00046 | Project#
PR-2022-
006680 | Alicia Montoya & Fabiola Ahumada-Castillo requests a conditional use to allow a family home daycare for Lot 209A, Rio Grande Heights Addn, located at 434 Dolores DR SW, zoned R-1C [Section 14-16-4-3(F)(7)] APPROVAL |
|----|---------------|--------------------------------|---|

ALTERNATE ZHE:

2. VA-2022-00060 Project#
PR-2022-
006691 Lancaster Commercial Holdings LLC (Agent, Rodey, Dickason, Akin & Robb, P.A.) request a conditional use to allow for liquor retail in an MX-H zone for Lot 13, Block 3, Fairgrounds Addn, located at 6819 Cochiti RD SE, zoned MX-H [Section 14-16-4-3(D)(39)(f)] **WITHDRAWN**
3. VA-2022-00061 Project#
PR-2022-
006691 Lancaster Commercial Holdings LLC (Agent, Rodey, Dickason, Akin & Robb, P.A.) request a conditional use to allow for liquor retail in an MX-H zone for Lot 14, Block 3, Fairgrounds Addn, located at 6819 Cochiti RD SE, zoned MX-H [Section 14-16-4-3(D)(39)(f)] **WITHDRAWN**
4. VA-2022-00062 Project#
PR-2022-
006691 Lancaster Commercial Holdings LLC (Agent, Rodey, Dickason, Akin & Robb, P.A.) request a conditional use to allow for liquor retail in an MX-H zone for Lot 15, Block 3, Fairgrounds Addn, located at 6819 Cochiti RD SE, zoned MX-H [Section 14-16-4-3(D)(39)(f)] **WITHDRAWN**

OLD BUSINESS:

5. VA-2022-00028 Project#
PR-2022-
006552 DR Investments LLC (Agent, Brian Ortiz) requests a permit wall major in the front yard for Lot 11, Albright Addn No. 2, located at 610 Bellamah Ave NW, zoned R-1A [Section 14-16-5-7(D)(3)(g)] **APPROVAL WITH CONDITIONS**
6. VA-2022-00029 Project#
PR-2022-
006552 DR Investments LLC (Agent, Brian Ortiz) requests a variance of 3 ft to allow for a 6 ft solid wall in the front yard for Lot 11, Albright Addn No. 2, located at 610 Bellamah Ave NW, zoned R-1A [Section 14-16-5-7(D)(1)] **DENIAL**

NEW BUSINESS:

7. VA-2022-00045 Project#
PR-2022-
006679 Kimberly Soto (Agent, Ubaldo Munoz) requests a permit-carport in the side setback for Lot 7, Adela Addn, located at 211 Laura CT SW, zoned R-1C [Section 14-16-5-5(F)(2)(a)(3)] **APPROVAL**
8. VA-2022-00047 Project#
PR-2022-
006681 Richard & Arlene Aceves request a permit-carport for Lot 15, Block 3, Sunrise Terrace Unit 7, located at 700 110th ST SW, zoned R-1B [Section 14-16-5-5(F)(2)(a)(3)] **APPROVAL**
9. VA-2022-00048 Project#
PR-2022-
006681 Richard & Arlene Aceves request a variance to allow a carport within 3 feet of a property line for Lot 15, Block 3, Sunrise Terrace Unit 7, located at 700 110th ST SW, zoned R-1B [Section 14-16-5-5(F)(2)(a)(3)] **APPROVAL**

10. VA-2022-00049 Project# PR-2022-006682 Victoria Otero requests a permit for a taller wall permit-major in the front yard setback for Lot 23, Los Tomases Addn, located at 741 Cordova PL NW, zoned R-1B [Section 14-16-5-7(D)(3)(g)] **DEFERRAL**
11. VA-2022-00051 Project# PR-2022-006682 Victoria Otero requests a variance of 3 ft to allow for a 6 ft wood fence in the front yard setback for Lot 23, Los Tomases Addn, located at 741 Cordova PL NW, zoned R-1B [Section 14-16-5-7(D)(3)(g)] **DEFERRAL**
12. VA-2022-00052 Project# PR-2021-006289 Joshua Krause requests a variance of 6 ft 5 inches to the required front yard setback for Lot 3 West 50 feet, Coronado Place Addn, located at 912 Forrester Ave NW, zoned R-1A [Section 14-16-5-1(C)(1)] **APPROVAL**
13. VA-2022-00053 Project# PR-2022-006684 R. Michael Carris (Agent, Gilbert Austin) requests a permit-carport in the front setback for Lot 10, Block 11, Weeks, located at 1536 Richmond DR NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)3] **APPROVAL**
14. VA-2022-00054 Project# PR-2022-006685 Kevin Jones (Agent, Gilbert Austin) requests a permit-carport in the front setback for Lot 19, Block G, Sunrise Estates Unit 3, located at 1631 Corriz DR SW, zoned R-1C [Section 14-16-5-5(F)(2)(a)3] **APPROVAL**
15. VA-2022-00055 Project# PR-2019-002573 Las Ventanas NM, INC (Agent, Consensus Planning) requests a variance of .1405 acres to the required contextual lot size of .5816 acres for Lot 4, Block 17, N. Albuquerque Acres Tract 1 Unit 3, located at 8420 Glendale Ave NE, zoned R-1D [Section 14-16-5-1(C)(2)(b)] **DENIAL**
16. VA-2022-00056 Project# PR-2019-002573 Las Ventanas NM, INC (Agent, Consensus Planning) requests a variance of .1405 acres to the required contextual lot size of .5816 acres for Lot 3, Block 17, N. Albuquerque Acres Tract 1 Unit 3, located at 8400 Glendale Ave NE, zoned R-1D [Section 14-16-5-1(C)(2)(b)] **DENIAL**
17. VA-2022-00058 Project# PR-2022-006687 Brad Day & Kathy Day (Agent, Keith Riche) requests a variance of 10 ft to the required 25 foot rear yard setback for Lot 11, Vista Faisan Trl NW, located at 801 Vista Faisan Trail NW, zoned R-A [Section 14-16-5(C)(1)] **APPROVAL**
18. VA-2022-00059 Project# PR-2021-005151 Calabac Illas Group c/o Donald Harville (Agent, Land Development Consultants- Sofia Hernandez) requests a conditional use to allow for the retail sale of liquor in an MX-M zone for Lot D-1, Paradise Heights Unit 1, located at 10850 Golf Course RD NW, zoned MX-M [Section 14-16-4- 3(D)(39)(f)] **APPROVAL**
19. VA-2022-00063 Project# PR-2022-006695 Sam Fadduol (Agent, Greg Baczek) requests a variance of 1 ft 7 inches to the required 5 ft side setback for Lot 3B-1, Torrey Pines at Tanoan, located at 9209 Palm Beach NE, zoned R-T [Section 14-16-5-5-1(C)(1)] **APPROVAL**