



ZONING HEARING EXAMINER'S ACTION SHEET

TUESDAY, August 16, 2022 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-2022-00180 | Project# PR-2022- 007281 | Mario and Melva Olivas request for a permit wall major in the front and street side yard for Lot 20, Rio Grande Heights Addn, located at 439 52ND ST SW, zoned R-1B [Section 14-16-5-7(D)(3)(g)] APPROVAL |
|------------------|--------------------------------|---|

2. VA-2022-00186 Project# Eloy Rodriguez Estrada requests a carport permit for Lot 13, Block 7, Sunrise Terrace Unit 1 Phase A3, located at 10424 Ongais Ave SW, zoned R-1A [Section 14-16-5-5(F)(2)(a)(3)(b)] APPROVAL
PR-2022-007283
3. VA-2022-00187 Project# Jose Nunez requests a wall permit major in the front yard for Lot 7, Block 9, Skyview West Amended Replat, located at 7508 Forsythe RD SW, zoned R-1B [Section 14-16-5-7(D)(3)(g)] APPROVAL
PR-2022-007284
4. VA-2022-00188 Project# Jose Nunez requests a variance of 3 ft to allow for a 6 ft solid wall in the front yard for Lot 7, Block 9, Skyview West Amended Replat, located at 7508 Forsythe RD SW, zoned R-1B [Section 14-16-5-7(D)(1)] DENIAL
PR-2022-007284

OLD BUSINESS:

5. VA-2022-00151 Project# Daniel Gallegos requests a permit wall major in the street side yard for Lot 8, Block 1, Atrisco Ct, located at 9800 Ryno CT SW, zoned R-T [Section 14-16-5-7(D)(3)(g)] APPROVAL
PR-2022-007122
6. VA-2022-00152 Project# Daniel Gallegos requests a variance of 3 ft to allow for a 6 ft high solid wall on the street side for Lot 8, Block 1, Atrisco Ct, located at 9800 Ryno CT SW, zoned R-T [Section 14-16-5-7(D)(1)] APPROVAL
PR-2022-007122
7. VA-2022-00155 Project# Jana Quintero requests a conditional use to allow for cannabis retail within 600 ft of another cannabis retail location for Lot 6, Block 8, Mesa Grande Addn, located at 4012 Central Ave SE, zoned MX-M [Section 14-16-4-3(D)(35)(c)] APPROVAL WITH CONDITIONS
PR-2019-002179
8. VA-2022-00157 Project# Joes Properties, LLC (Agent, Consensus Planning) requests a conditional use to allow artisan manufacturing in an MX-T zone for Lot 232A Old Town Pk, MRGCD Map 38, located at 522 Romero ST NW, zoned MX-T [Section 14-16-4-3(E)(1)] CONTINUANCE
PR-2021-006322
9. VA-2022-00158 Project# LaLynn Hines requests a variance of 3 ft to the allowable 3 ft fence/wall in the front and street side yard for Lot 1, Townsend Addn, located at 6102 Central AVE SW, zoned MX-M [Section 14-16-5-7(D)(1)] APPROVAL
PR-2022-007126

NEW BUSINESS:

10. VA-2022-00173 Project# Brittany Love (Agent, Teresa King) requests a variance of 10 ft to the required 10 ft rear setback for Lot 266A, MRGCD Map 38, located at 2311 Hollywood Ave NW, zoned R-1A [Section 14-16-5-1(C)] APPROVAL
PR-2022-005169
11. VA-2022-00174 Project# Marcus Hill requests a conditional use to allow for cannabis cultivation within 300 ft of a school or daycare for Lots 22-23, Block 3, Mesa Verde Addn, located at 134 Tennessee ST NE, zoned MX-M [Section 14-16-4-3(E)(2)(c)] APPROVAL WITH CONDITIONS
PR-2022-007277

12. VA-2022-00175 Project# PR-2022-007278 Russell Jones requests a wall permit major for Lot 12, Block 7, Gilchrists-Nora E, located at 229 Truman ST NE, zoned MX-T [Section 14-16-5-7(G)(3)] APPROVAL
13. VA-2022-00176 Project# PR-2022-007278 Russell Jones requests a variance of 3 ft for a solid wall in the front yard for Lot 12, Block 7, Gilchrists-Nora E, located at 229 Truman ST NE, zoned MX-T [Section 14-16-5-7(D)(1)] APPROVAL
14. VA-2022-00177 Project# PR-2022-007279 Charles E Dowd (Agent, Gilbert Austin) requests a carport permit for Lot 48, Block 3, Prairie Ridge Unit 6, located at 4333 Rabbit Brush Ave NW, zoned R-1B [Section 14-16-5-5(F)(2)] APPROVAL
15. VA-2022-00179 Project# PR-2022-007280 Friends of the Franciscan Friars of the Renewal (Agent, NCA Architects) requests a variance of 4 ft 6 inches to allow for a 7 ft 6 inch solid block wall in the street side yard for Lot A, Block 13, Tijeras Place Addn, located at 404 San Mateo BLVD NE, zoned MX-T [Section 14-16-5-7(D)(1)] APPROVAL
16. VA-2022-00182 Project# PR-2022-007282 Nikola Babic and Sarah Steng requests a permit carport for Lot 1A, Block 3, Garcia Addn, located at 1200 11th ST NW, zoned R-1A [Section 14-16-5-5(F)(2)(a)(3)(b)] APPROVAL
17. VA-2022-00183 Project# PR-2022-007282 Nikola Babic and Sarah Steng requests a variance of 2 ft to the required minimum 15 ft rear setback for Lot 1A, Block 3, Garcia Addn, located at 1200 11th ST NW, zoned R-1A [Section 14-16-3-4(M)(3)(a) (3)] APPROVAL
18. VA-2022-00184 Project# PR-2022-007282 Nikola Babic and Sarah Steng requests a variance of 1 ft 3 inches to the required 10 ft setback for a building over 15 ft tall for Lot 1A, Block 3, Garcia Addn, located at 1200 11th ST NW, zoned R-1A [Section 14-16-3-4(M)(5)(b)(1)] APPROVAL
19. VA-2022-00185 Project# PR-2019-002370 Kenneth Cooper requests a variance of 3 ft to the 3 ft maximum wall height for Lot 3A, Block 4, Anderson Addn No 2, located at 1402 8TH ST NW, zoned R-1A [Section 14-16-5-7-D] APPROVAL
20. VA-2022-00189 Project# PR-2022-007285 Peterson Properties c/o Jim Peterson (Agent, AYO Corporation) requests a conditional use to allow nicotine as a primary use in an MX-M zone for Lot A1, Old Town Shopping Center, located at 2107 Central Ave NW, zoned MX-M [Section 14-16-4-3(D)(40)(E)] APPROVAL
21. VA-2022-00190 Project# PR-2022-007286 John Docherty (Agent, Gilbert Austin) requests a carport permit for Lot 21, Block 15, Loma Del Norte Addn Unit 4, located at 7500 Coulson DR NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)(3)(b)] APPROVAL
22. VA-2022-00191 Project# PR-2022-007287 Smart Assets, LLC (Agent, Consensus Planning) requests a conditional use to allow cannabis retail within 600 ft of another cannabis retail location for Lot 2A2, Block 129, Snow Heights Addn, located at 2120 Eubank BLVD NE, zoned MX-M [Section 14-16-4-3(D)(35)(c)] APPROVAL

23. VA-2022-00192 Project# Lobo Retail Investors LLC c/o Salmanson Capital LLC (Agent, Anwar Aziz) requests a conditional use to allow nicotine in an MX-M zone and within 500 ft of a residential zone district for Lot 24A, Block 25, University Heights, located at 2820 Central Ave SE Unit D, zoned MX-M [Section 14-16-4-3(D)(40)(b)(2)] APPROVAL
PR-2022-007288
24. VA-2022-00193 Project# Marc Saavedra (Agent, Ken Sandoval) requests a variance of 10 feet to the required 15 foot rear yard setback for Lot 24, Block 3, McDuffie Place Unit 1, located at 3716 Mackland Ave NE, zoned R-1B [Section 14-16-5(C)(1)] APPROVAL
PR-2022-007289
25. VA-2022-00194 Project# AHEPA 501- III Inc. requests a variance of 11 ft to the maximum required height of 38 ft for Lot A1A2C1, Hubell Plaza, located at 6620 Bluewater RD NW, zoned R-ML [Section 14-16-5-1(C)(1)] APPROVAL
PR-2022-007290
26. VA-2022-00195 Project# AHEPA 501- III Inc. requests a variance of 143-square feet open space to required 225-square feet open space per dwelling unit to allow for 82 square feet of open space for Lot A1A2C1, Hubell Plaza, located at 6620 Bluewater RD NW, zoned R-ML [Section 14-16-5-1(C)(1)] APPROVAL
PR-2022-007290
27. VA-2022-00196 Project# AHEPA 501- III Inc. requests a variance of .65 to required 1.5 minimum Parking space per Dwelling Unit to allow for .85 parking space per unit for Lot A1A2C1, Hubell Plaza, located at 6620 Bluewater RD NW, zoned R-ML [Section 14-16-5-5(C)(2)] APPROVAL
PR-2022-007290
28. VA-2022-00197 Project# San Antonio Commons, LLC (Agent, Consensus Planning) requests a conditional use to allow for nicotine retail in an MX-M zone within 500 ft of a residential zone district for Lot 5A1, JJ, located at 5700 San Antonio DR NE, zoned MX-M [Section 14-16-4-3(D)(40)(b)(2)] APPROVAL
PR-2022-007291
29. VA-2022-00198 Project# GROUP I U26 VC LLC RM 115 (Agent, Hoppy Bear, LLC) requests a conditional use for a taproom in the MX-L zone for Lot 4A1, Block 3, Volcano Cliffs Unit 26, located at 99999 Valiente RD NW, zoned MX-L [Section 14-16-4-3(D)(8)(f)] APPROVAL
PR-2022-007292
30. VA-2022-00199 Project# RM Sams, LLC (Agent, JAG Planning & Zoning, LLC) requests a variance of 3 ft to the required 3 ft wall height in the front and street side yards for Lot A-2, Ventana Ranch, located at 99999 Ventana RD NW, zoned R-ML [Section 14-16-5-7(D)1] APPROVAL
PR-2021-005566
31. VA-2022-00200 Project# Jack C Skinner requests a variance of 3 to the required 8 residents in a community residential facility for Lot 1, Block B, Monterey Manor, located at 12105 Sierra Grande Ave NE, zoned R-1C [Section 14-16-4-3(B)(8)] DENIAL
PR-2022-007294
32. VA-2022-00202 Project# Annie Sais requests a conditional use to allow a cannabis retail establishment within 600 ft of another cannabis retail establishment for Lot 2, Block 4, Bel Air, located at 2639 San Mateo Blvd NE, zoned MX-L [Section 14-16-4-3(D)(35)(C)] APPROVAL
PR-2022-007303