



ZONING HEARING EXAMINER'S AGENDA

TUESDAY, December 20, 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.

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INTERPRETER NEEDED:

- | | | | |
|----|---------------|----------------|---|
| 1. | VA-2022-00309 | Project# | Juan Ruiz (Agent, Ivan Garcia) requests a permit wall/fence major in the front and corner street side for Lot 17, Block 7, Southern Terrace Addn, located at 8204 San Joaquin Ave SE, zoned R-1B [Section 14-16-5-7(D)(3)(a)] |
| | | PR-2022-007833 | |

2. VA-2022-00310 Project# Juan Ruiz (Agent, Ivan Garcia) requests a variance of 3 ft to the required 3 ft wall height in the front and corner street side for Lot 17, Block 7, Southern Terrace Addn, located at 8204 San Joaquin Ave SE, zoned R-1B [Section 14-16-5-7(D)(1)]
PR-2022-007833
3. VA-2022-00311 Project# Rosa Delgado requests a variance of 31 inches for a solid wall in the front yard for Lot 5, Block 7, Virginia Place Addn, located at 916 Cardenas BLVD SE, zoned R-1B [Section 14-16-5-7(D)(1)]
PR-2022-007834
4. VA-2022-00312 Project# Rosa Delgado requests a taller wall permit major for Lot 5, Block 7, Virginia Place Addn, located at 916 Cardenas BLVD SE, zoned R-1B [Section 14-16-5-7(D)(3)(a)]
PR-2022-007834

OLD BUSINESS:

5. VA-2022-00167 Project# Group II U26 VC LLC (Agent, Consensus Planning) requests a conditional use to allow for self-storage for Lot Portion of Lot 1, Block 2, Volcano Cliffs Unit 26, located at 99999 Paseo Del Norte NW, zoned MX-M [Section 14-16-4-3(D)(29)]
PR-2019-002663
6. VA-2022-00301 Project# A & F Partners, LLC (Agent, Fritz Eberle) requests a variance of 8 ft to the required 30 ft building height within 100 ft of a regulated lot for Lot 17B, MRGCD Map 35, located at 2211 Rio Grande BLVD NW, zoned R-MH [Section 14-16-5-9(C)(1)]
PR-2022-007722
7. VA-2022-00302 Project# A & F Partners, LLC (Agent, Fritz Eberle) requests a variance of 6 ft to the required 6 ft step-back from the street façade for Lot 17B, MRGCD Map 35, located at 2211 Rio Grande BLVD NW, zoned R-MH [Section 14-16-3-4(L)(4)]
PR-2022-007722

NEW BUSINESS:

8. VA-2022-00313 Project# Maria Gonzales & Eduviges Munoz (Agent, Dolores Morales) requests a wall permit major in the front yard for Lot 12, Block 39, Eastern Addn, located at 405 Dan Ave SE, zoned MX-L [Section 14-16-5-7(D)(3)(a)]
PR-2022-007835
9. VA-2022-00314 Project# Hilda Herrera (Agent, Olivia Padilla-Jackson) requests a wall/fence permit major in the front yard for Lot 410, MRGCD MAP 41, located at 1407 3rd ST SW, zoned R-ML [Section 14-16-5-7(D)(3)(a)]
PR-2022-007836
10. VA-2022-00315 Project# Beth Collison & Jason Juback requests a conditional use to allow for an accessory dwelling unit without a kitchen for Lot 4, Block 21, Country Club Addn First Extension North, located at 1608 Sigma Chi RD NE, zoned R-1D [Section 14-16-4-3(F)(5)(g)]
PR-2022-007837

11. VA-2022-00316 Project# New Creation Albuquerque Church requests a variance of 3 feet to the
PR-2022- required 3 feet wall height in the front yard for Lot A, Cox Addn, located at
007838 8016 Zuni RD SE, zoned MX-L [Section 14-16-5-7(D)(1)]

12. VA-2022-00318 Project# Colin Sleeper & Jeffrey Sleeper requests a Conditional Use for Accessory
PR-2022- Dwelling Unit with a Kitchen for Lot A, Block 1, Loma Linda, located at 1612
007839 Vassar DR SE, zoned R-1B [Section 14-16-4-3(F)(5)(g)]

13. VA-2022-00319 Project# Mia Touchet And Michael Shiller (Agent, Michelle Negrette) requests a
PR-2022- permit-carport for Lot 3, Block 45, Parkland Hills Addn, located at 806
007840 Carlisle Place SE, zoned R-1D [Section 14-16-5-5(F)(2)(a)(3)(b)]

14. VA-2022-00320 Project# Mia Touchet And Michael Shiller (Agent, Michelle Negrette) requests a
PR-2022- permit wall/fence major in the front and corner street side for Lot 3, Block 45,
007840 Parkland Hills Addn, located at 806 Carlisle Place SE, zoned R-1D [Section
14-16-5-7(D)(3)(a)]

15. VA-2022-00321 Project# Carla Caletti requests a variance of 2-foot 4 inch to the required 15-foot rear
PR-2022- yard setback for Lot 2, Navajo Addn Replat Of Lot 13, located at 1125 12th
007841 ST NW, zoned R-1A [Section 14-16-3-4(M)(3)]

16. VA-2022-00322 Project# Trevor Reed (Agent, Corey Rivas) requests a conditional use for cannabis
PR-2019- retail within 600-feet of another cannabis retail for Lot C, Boghs Addn,
003030 located at 1011 4TH ST NW, zoned MX-L [Section 14-16-4-3(D)(35)(c)]

17. VA-2022-00325 Project# Ali Ashabi (Agent, Melissa Mota) requests a conditional use for nicotine
PR-2022- smoke shop in an MX-L zone for Lot C1, Heritage Marketplace, located at
007853 1800 Unser Blvd NW, zoned MX-L [Section 14-16-4-3(D)(40)]