



# ZONING HEARING EXAMINER'S AGENDA

TUESDAY, July 19, 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*

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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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**INTERPRETER NEEDED:**

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|----|---------------|--------------------------------|--|
| 1. | VA-2022-00153 | Project#<br>PR-2022-<br>007123 | Adriana Rico Espinoza requests a taller wall permit major for Lot 12-P1, Block 3, Sunset West Unit 4, located at 9100 Sunfish Ave SW, zoned R-1B [Section 14-16-5-7(G)(3)] |
|----|---------------|--------------------------------|--|

2. VA-2022-00168      Project#      Marcial Anaya requests a variance of 5 ft to the required 5 ft side yard  
PR-2019-      setback for Lot 11, Block 26, Waggoman & Denison Addn, located at 340  
002179      General Bradley ST NE, zoned R-1C [Section 14-16-5-1(C)(1)]

### OLD BUSINESS:

3. VA-2021-00390      Project#      Jared Congdon (Agent, Roger Congdon) requests a variance of 4 ft for a  
PR-2021-      retaining wall in the rear yard for Lot 19A, Stonegate Village located at 4909  
006174      Oso Grande PL NE, zoned R-T [Section 14-16-5-7(D)]

### NEW BUSINESS:

4. VA-2022-00138      Project#      Diane Franklin requests a variance of 2 ft to allow a 6 ft wall in the side yard  
PR-2022-      for Lot 5, Block 25A, Osullivans, located at 1229 Dartmouth NE, zoned R-1B  
007102      [Section 14-16-5-7(D)]
5. VA-2022-00139      Project#      Robert Martinez (Agent, Gilbert Austin) requests a permit carport for Lot 13,  
PR-2022-      Block 27, Waggoman & Denison ADDN, located at 437 General Stilwell ST  
007109      NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)(3)(b)]
6. VA-2022-00140      Project#      Jerome Deroy & Kia Margarida Ramirez (Agent, Renaissance Man  
PR-2022-      Construction, LLC) requests a taller wall permit major for Lot A, Block 13,  
007110      Loma Vista Addn, located at 1012 Dartmouth DR NE, zoned R-1B [Section  
14-16-5-7(D)(3)(g)]
7. VA-2022-00141      Project#      Jerome Deroy & Kia Margarida Ramirez (Agent, Renaissance Man  
PR-2022-      Construction, LLC) requests a variance of 3 ft to the required 3 ft wall in the  
007110      front and street side yard for Lot A, Block 13, Loma Vista Addn, located at  
1012 Dartmouth DR NE, zoned R-1B [Section 14-16-5-7(D)]
8. VA-2022-00142      Project#      Dominic Martinez (Agent, ABQ Land Use Consulting, LLC) requests an  
PR-2019-      expansion of non-conforming use of 10.27% increase in area for Lot 6A,  
003030      Nelsons, located at 520 Montano RD NW, zoned MX-M [Section 14-16-6-  
8(c)(4)]
9. VA-2022-00144      Project#      Luis Villalba requests a taller wall permit major for Lot 33, Glendale  
PR-2022-      Gardens, located at 4915 Rincon RD NW, zoned R-1D [Section 14-16-5-  
007113      7(D)(3)(g)]
10. VA-2022-00145      Project#      Luis Villalba requests a variance of 4 ft to the required 3 ft for view fencing in  
PR-2022-      the front yard for Lot 33, Glendale Gardens, located at 4915 Rincon RD NW,  
007113      zoned R-1D [Section 14-16-5-7(D)(1)]

11. VA-2022-00146      Project#  
PR-2022-  
007115      Lubricar Properties IV, LLC (Agent, Tierra West) requests a variance of 30 ft to the required 15 ft maximum setback for Lot C1, Atrisco Village, located at 130 Coors Blvd NW, zoned MX-M [Section 14-16-5-1(D), 14-16-3-4(C)(3)(b), 14-16-1-8(a)(1)]
12. VA-2022-00147      Project#  
PR-2022-  
007116      Alexis & Joseph Artery request a variance of 14 ft to the required 15 ft rear yard setback for Lot 12, Block 23, Parkland Hills Addn, located at 724 Carlisle BLVD SE, zoned R-1D [Section 14-16-5-1(C)(1)]
13. VA-2022-00148      Project#  
PR-2022-  
007118      M Maokamphiou requests a variance of 2 ft to the required 6 ft wall height on the street rear yard for Lot 1, Block 7, Rhodes Sandia Vista Addn, located at 524 Martha ST NE, zoned R-1C [Section 14-16-5-7(D)(3)(g)]
14. VA-2022-00149      Project#  
PR-2022-  
007120      Kirby Trust (Agent, Elizabeth Jaffe) requests a conditional use to allow an accessory dwelling without a kitchen for Lot 10, Block 3, Sunset Terrace Addn, located at 1109 Princeton DR NE, zoned R-1B [Section 14-16-4-3(F)(5)(g)]
15. VA-2022-00151      Project#  
PR-2022-  
007122      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)]
16. VA-2022-00152      Project#  
PR-2022-  
007122      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)]
17. VA-2022-00155      Project#  
PR-2019-  
002179      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)]
18. VA-2022-00156      Project#  
PR-2022-  
007125      Faith Tabernacle Baptist Church (Agent, Henry Douglas) requests a variance of 2 ft view fencing to the 3 ft allowable fence at the front of the property for Lot 9, Block 5, Bevens Addn, located at 7701 Zuni RD SE, zoned MX-L [Section 14-16-5-7(D)(3)(g)]
19. VA-2022-00157      Project#  
PR-2021-  
006322      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)]
20. VA-2022-00158      Project#  
PR-2022-  
007126      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)]

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| 21. | VA-2022-00159 | Project#<br>PR-2022-<br>007127 | Viola and David Estrada requests for a permit wall major in the front yard for Lot 27B, Block 1, Villa Del Rey Addn, located at 9629 Villa Del Rey NE, zoned R-1C [Section 14-16-5-7(D)(3)(g)]   |
| 22. | VA-2022-00160 | Project#<br>PR-2022-<br>007128 | Ryan Gomez (Agent, Patti Rios) requests a variance of 3 ft to the required 3 ft for a wall/fence in the front yard for Lot B, Bellamahs Central Addn, located at 10601 Central AVE NE, zoned MX-H [Section 14-16-5-7(D)(1)]                |
| 23. | VA-2022-00161 | Project#<br>PR-2022-<br>007129 | Andres Alarcon and Parvathi Kumar requests a permit wall major in the front yard for Lot 13, Block 16, Glenwood Hills Unit 3, located at 13316 Hidden Valley RD NE, zoned R-1D [Section 14-16-5-7(D)(3)(g)]                                |
| 24. | VA-2022-00162 | Project#<br>PR-2022-<br>007129 | Andres Alarcon and Parvathi Kumar requests a variance of 3 ft to the maximum 3 ft wall height in the front yard for Lot 13, Block 16, Glenwood Hills Unit 3, located at 13316 Hidden Valley RD NE, zoned R-1D [Section 14-16-5-7(D)(1)]    |
| 25. | VA-2022-00163 | Project#<br>PR-2022-<br>007130 | Porfirio and Tanya Maestas request a variance of 2 ft to the required 3 ft for a solid wall in the front yard for Lot 1, Town of Atrisco Grant U-8 Replat TR-280, located at 5515 Iliff RD NW, zoned R-1B [Section 14-16-5-7(D)(1)]        |
| 26. | VA-2022-00164 | Project#<br>PR-2022-<br>007130 | Porfirio and Tanya Maestas requests a taller wall permit major for Lot 1, Town of Atrisco Grant U-8 Replat TR-280, located at 5515 Iliff RD NW, zoned R-1B [Section 14-16-5-7(D)(3)(g)]  |
| 27. | VA-2022-00167 | Project#<br>PR-2019-<br>002663 | 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)] |