



ZONING HEARING EXAMINER'S AGENDA

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

Join Zoom Meeting
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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-2022-00153 | Project#
PR-2022-
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)] APPROVAL |
|------------------|--------------------------------|---|

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

OLD BUSINESS:

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

NEW BUSINESS:

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

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)] APPROVAL

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)] APPROVAL WITH CONDITIONS

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)] DENIED

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)] APPROVAL

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)] CONTINUANCE

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)] CONTINUANCE

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)] CONTINUANCE

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)] **APPROVAL**

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)] CONTINUANCE

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)] CONTINUANCE

21. VA-2022-00159 Project# PR-2022-007127 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)] APPROVED
22. VA-2022-00160 Project# PR-2022-007128 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)] APPROVAL
23. VA-2022-00161 Project# PR-2022-007129 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)] APPROVAL
24. VA-2022-00162 Project# PR-2022-007129 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)] APPROVAL
25. VA-2022-00163 Project# PR-2022-007130 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)] APPROVAL
26. VA-2022-00164 Project# PR-2022-007130 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)] APPROVAL
27. VA-2022-00167 Project# PR-2019-002663 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)] DENIED