



ZONING HEARING EXAMINER'S AGENDA

TUESDAY, June 21, 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-2022-00095 | Project#
PR-2020-
003521 | Carlos Fadruga and Dania Rodriguez request a variance of 10 feet to the required 10 foot corner side setback for Lot 10, Block 12, Vista Encantada, located at 2736 Florida ST NE, zoned R-1C [Section 14-16-5-1(C)(1)]
APPROVAL WITH CONDITION |
|----|---------------|--------------------------------|---|

2. VA-2022-00096 Project# Rosa Anchondo requests a conditional use to allow for a family home
PR-2022- daycare for Lot 14, Block 2, Katherine Village, located at 3421 Abbey CT
006946 NW, zoned R-T [Section -14-16-4-3(F)(7)] **APPROVAL**

OLD BUSINESS:

3. VA-2021-00316 Project# City of Albuquerque Family and Community Services (Agent, Consensus
PR-2021- Planning) requests a conditional use to allow an overnight shelter for Lot
005834 A1A1A/Lovelace Hospital, Lovelace Hospital, located at 5400 Gibson
BLVD SE, zoned MX-H [Section 14-16-4-2] **APPROVAL**
4. VA-2021-00317 Project# City of Albuquerque Family and Community Services (Agent, Consensus
PR-2021- Planning) requests a conditional use to allow an overnight shelter for Lot 1,
005834 Swift Addn, located at 5006 Gibson BLVD SE, zoned MX-H [Section 14-16-
4-2] **APPROVAL**
5. VA-2021-00449 Project# Samuel Jacob Reynolds (Agent, Dave Bennett) requests a permit for a taller
PR-2021- court yard wall major for Lot 20, Block 14, Broadmoor Addn, located at 4200
006330 Brockmont Ave NE, zoned R-1B [Section 14-16-5-7(D)(3)(g)] **APPROVAL**
6. 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)] **CONTINUANCE**
7. VA-2021-00399 Project# Kylie and Zephyr Renner request a conditional use to allow an accessory
PR-2021- dwelling unit without a kitchen for Lot 1, Block N, Netherwood Park 1st
006176 Replat, located at 2702 Morrow RD NE, zoned R-1D [Section 14-16-4-
3(F)(5)(g)] **VOID**
8. VA-2022-00074 Project# Theresa Herron requests a taller wall permit major for Lot 1, Block 9, Albright
PR-2022- & Moore Addn, located at 1519 Los Tomases DR NW, zoned R-1A [Section
006810 14-16-5-7(D)(3)(g)] **APPROVAL**
9. VA-2022-00080 Project# Una Esquina LLC (Agent, Consensus Planning) requests a conditional use
PR-2022- to allow for the retail of cannabis located within 600 ft of another cannabis
006815 retail establishment for Lot 3, Block 2, Bel Air, located at 2837 San Mateo
BLVD NE, zoned MX-L [Section 14-16-4-3(D)(35)(c)] **APPROVAL**
10. VA-2022-00082 Project# Kinsella Investment Company, LLC. (Agent, Matt Chadwick) requests a
PR-2022- conditional use to allow cannabis retail within 600 feet of another cannabis
006817 retail for Lot A, Block 14, Miramontes Park Unit 1, located at 5715 Menaul
BLVD NE, zoned MX-M [Section 14-16-4-3(D)(35)(c)] **DENIAL**

NEW BUSINESS:

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|-----|---------------|--------------------------------|---|
| 11. | VA-2022-00097 | Project#
PR-2022-
006947 | Steven Wood requests a wall permit major in the front yard for Lot 18, Block 11, Waggonman & Denison Addn, located at 201 General Somervell ST NE, zoned R-1C [Section 14-16-5-7(D)(3)(g)] APPROVAL |
| 12. | VA-2022-00098 | Project#
PR-2022-
006947 | Steven Wood requests a variance of 3 feet view fencing to allow for a 6 foot high wall along the front and street side yards for Lot 18, Block 11, Waggonman & Denison Addn, located at 201 General Somervell ST NE, zoned R-1C [Section 14-16-5-7(D)(1)] APPROVAL |
| 13. | VA-2022-00099 | Project#
PR-2022-
006948 | Scott Peters and Delcina Phelps requests a permit for a courtyard wall in the front yard for Lot 21, Block 7, Sunset Terrace Addn, located at 1034 Princeton DR NE, zoned R-1B [Section 14-16-5-7(D)(3)(g)] APPROVAL |
| 14. | VA-2022-00100 | Project#
PR-2022-
006949 | Richard Levering (Agent, Gilbert Austin) requests a permit carport for Lot 19, Block 22, Juan Tabo Height Unit 2, located at 505 Shirley ST NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)(3)(b)] APPROVAL |
| 15. | VA-2022-00101 | Project#
PR-2022-
006950 | Larry Peters and Kathleen Peters requests a variance of 1 foot to the required 3 ft for a carport to a property line for Lot 7, Block 111, Bel-Air, located at 2417 Palomas DR NE, zoned [Section 14-16-5-5(F)(2)(a)(3)(c)] APPROVAL |
| 16. | VA-2022-00130 | Project#
PR-2022-
006950 | Larry Peters and Kathleen Peters requests a permit-carport for Lot 7, Block 111, Bel-Air, located at 2417 Palomas DR NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)(3)(b)] APPROVAL |
| 17. | VA-2022-00102 | Project#
PR-2020-
003309 | Leonard and Deborah Garcia request a variance of 5 ft to the required 10 ft side setback for Lot 11C, Block 1, Sloans Acres, located at 4224 Estancia DR NW, zoned R-1D [Section 14-16-5-1(C)(1)] APPROVAL |
| 18. | VA-2022-00103 | Project#
PR-2022-
006952 | Karsten Creightney (Agent, Greg Baczek) requests a variance of 1,074 square feet to the allowed size of an accessory building for Lot 4, Regina Addn, located at 3409 Herrera RD NW, zoned R-1D [Section 14-16-4-3(F)(5)(c)] APPROVAL |
| 19. | VA-2022-00104 | Project#
PR-2022-
006952 | Karsten Creightney (Agent, Greg Baczek) requests a conditional use to allow for an accessory dwelling unit without a kitchen for Lot 4, Regina Addn, located at 3409 Herrera RD NW, zoned R-1D [Section 14-16-4-3(F)(5)(g)] APPROVAL |
| 20. | VA-2022-00105 | Project#
PR-2022-
006953 | Terrel and Mary Rhodes request a permit wall major in the street side yard for Lot 24, Block 12, Broadmoor Addn, located at 4200 Roma Ave NE, zoned R-1B [Section 14-16-5-7(D)(3)(g)] APPROVAL |

21. VA-2022-00106 Project# PR-2022-006954 Volcano RV LP (Agent, Kimley-Horn and Associated) requests a variance of 3 ft to the allowed 3 ft wall height on the street side yard for Lot C48, The Town of Atrisco Grant Unit 4, located at 8301 Volcano RD NW, zoned NR-BP [Section 14-16-5-7(D)] **APPROVAL**
22. VA-2022-00109 Project# PR-2022-006956 Carmen Alcantar requests a conditional use to allow for an accessory dwelling unit without a kitchen for Lot 14B1, Block 1, La Mariposa South, located at 5171 Vista de Luz DR NW, zoned R-1C [Section 14-16-4-3(F)(5)(g)] **APPROVAL**
23. VA-2022-00110 Project# PR-2022-006957 Lawrence and Donna Trujillo requests a variance of 9 feet into the required 10 ft street side setback for Lot 7, Block 5, Foothills North, located at 13413 Pierce Arrow RD NE, zoned R-1B [Section 14-16-5-1(C)(1)] **APPROVAL**
24. VA-2022-00111 Project# PR-2022-006958 Homestead Development Group (Agent, Carl Garcia-ABQ Land Use Consulting, LLC) requests a variance of 6 ft to the allowed 3 ft wall or fence on the street side yard for Lot AB, Block 20, Woodward – Hugh B, located at 500 Oak ST NE, zoned MX-T [Section 14-16-5-7(D)] **APPROVAL WITH CONDITIONS**
25. VA-2022-00113 Project# PR-2022-006958 Homestead Development Group (Agent, Carl Garcia-ABQ Land Use Consulting, LLC) requests a variance of 6 ft to the allowed 3 ft wall or fence on the street side yard for Lot C, Block 20, Woodward – Hugh B, located at 500 Oak ST NE, zoned MX-T [Section 14-16-5-7(D)] **APPROVAL WITH CONDITIONS**
26. VA-2022-00114 Project# PR-2022-006958 Homestead Development Group (Agent, Carl Garcia-ABQ Land Use Consulting, LLC) requests a variance of 6 ft to the allowed 3 ft wall or fence on the street side yard for Lot D, Block 20, Woodward – Hugh B, located at 500 Oak ST NE, zoned MX-T [Section 14-16-5-7(D)] **APPROVAL WITH CONDITIONS**
27. VA-2022-00115 Project# PR-2022-006958 Homestead Development Group (Agent, Carl Garcia-ABQ Land Use Consulting, LLC) requests a variance of 6 ft to the allowed 3 ft wall or fence on the street side yard for Lot VAC ORD 2-1967, Block 20, Woodward – Hugh B, located at 500 Oak ST NE, zoned MX-T [Section 14-16-5-7(D)] **APPROVAL WITH CONDITIONS**
28. VA-2022-00116 Project# PR-2019-002179 Christine Ragsdale and Michelle Chavez (Agent, Carl Garcia-ABQ Land Use Consulting, LLC) requests a variance of 5 ft to the required 10 ft side yard setback for Lot 31, Saddle Ridge Unit 2, located at 5809 Morgan LN NW, zoned R-1D [Section 14-16-5-1(C)(1)] **APPROVAL**
29. VA-2022-00117 Project# PR-2022-006959 Anthony Leon (Agent, Carl Garcia-ABQ Land Use Consulting, LLC) requests a variance of 3 ft to the required 3 ft setback for a carport for Lot 100, Paradise Skies Unit 1, located at 5809 Virgo CT NW, zoned R-T [Section 14-16-5-5(F)(2)(a)(3)(c)] **APPROVAL**

30. VA-2022-00118 Project# PR-2022-006959 Anthony Leon (Agent, Carl Garcia-ABQ Land Use Consulting, LLC) requests a permit carport for Lot 100, Paradise Skies Unit 1, located at 5809 Virgo CT NW, zoned R-T [Section 14-16-5-5(F)(2)(a)(3)(b)] **APPROVAL**
31. VA-2022-00119 Project# PR-2022-006960 NM Educators Federal Credit Union (Nusenda) (Agent, Carl Garcia-ABQ Land Use Consulting, LLC) requests a variance of 5 ft to allow for an 8 ft view fence on the street side yard for Lot E2A2, Jeannedale Addn Unit 1A, located at 6501 Indian School RD NE, zoned MX-H [Section 14-16-5-7(D)(1)] **APPROVAL**
32. VA-2022-00120 Project# PR-2022-006961 All Faiths (Agent, Matthew Ramsey) requests a variance of 3 ft to the required 3 ft wall height for Lot 9 SWLY Portion Of, Block 18, Snow Heights Addn, located at 8401 Constitution Ave NE, zoned MX-L [Section 14-16-5-7(D)(1)] **APPROVAL**
33. VA-2022-00122 Project# PR-2022-006965 Las Tiendas, LLC (Agent, Consensus Planning) requests a conditional use to allow for cannabis retail within 600 ft of another cannabis retail establishment for Lot F1B, Seven Bar Ranch, located at 10200 Corrales RD NW, zoned MX-M [Section 14-16-4-3(D)(35)(c)] **APPROVAL**
34. VA-2022-00123 Project# PR-2022-006967 Michael Wood and Sarah Wallace (Agent, Thomas Tomlinson) requests a permit wall major in the front yard for Lot 12, Block 21, Parkland Hills Addn, located at 715 Solano DR SE, zoned R-1D [Section 14-16-5-7(D)(3)(g)] **APPROVAL**
35. VA-2022-00125 Project# PR-2022-006967 Michael Wood and Sarah Wallace (Agent, Thomas Tomlinson) requests a variance of solid 3 ft to the required 3 ft wall height at front yard for Lot 12, Block 21, Parkland Hills Addn, located at 715 Solano DR SE, zoned R-1D [Section 14-16-5-7(D)(1)] **APPROVAL**
36. VA-2022-00127 Project# PR-2020-004024 Diamond Tail, LLC (Agent, Consensus Planning) requests a conditional use to allow for self-storage in an MX-M zone for Lot H9, Ventana Square at Ventana Ranch, located at 9610 Universe Blvd NW, zoned MX-M [Section 14-16-4-3(D)(29)] **APPROVAL**
37. VA-2022-00128 Project# PR-2020-004024 Diamond Tail, LLC (Agent, Consensus Planning) requests a conditional use to allow for self-storage in an MX-M zone for Lot H6, Ventana Square at Ventana Ranch, located at 9630 Universe Blvd NW, zoned MX-M [Section 14-16-4-3(D)(29)] **APPROVAL**
38. VA-2022-00129 Project# PR-2022-006970 Steve Memarian requests a variance pf 5 ft to the required 3 ft street side wall/fence height for Lot 6A, Block 44, Hunings Highland Addn, located at 725 Central Ave NE, zoned MX-L [Section 14-16-5-7(D)(1)] **DENIAL**
39. VA-2022-00135 Project# PR-2022-006981 Las Tiendas LLC (Agent, Steven Lopez) requests a conditional use to allow nicotine retail for Lot F1B, Seven Bar Ranch, located at 10200 Corrales RD NW, Ste B-1, zoned MX-M [Section 14-16-4-3(D)(40)(e)] **APPROVAL**

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40. VA-2022-00136 Project# Maria Hernandez requests a permit for a taller wall major on the abutting
PR-2022- street for Lot 1, Block 31, Mesa Park Addn Mankins, located at 700 Indiana
006986 ST SE, zoned R-1C [Section 14-16-5-7(D)(3)(g)] **APPROVAL**