



ZONING HEARING EXAMINER'S AGENDA

TUESDAY, November 15, 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-2022-00208 | Project# | Candelaria Pacheco requests a conditional use to allow for a family home daycare for Lot Parcel 2/16, Block 18, Four Hills Mobile Homes Park, located at 12309 Doe LA SE, zoned R-MC [Section 14-16-4-3(F)(7)] |
| | | PR-2022-007419 | |

OLD BUSINESS:

2. VA-2022-00167 Project# Group II U26 VC LLC (Agent, Consensus Planning) requests a conditional
PR-2019- use to allow for self-storage for Lot Portion of Lot 1, Block 2, Volcano Cliffs
002663 Unit 26, located at 99999 Paseo Del Norte NW, zoned MX-M [Section 14-16-
4-3(D)(29)]
3. VA-2022-00249 Project# Lary Garcia requests a variance to be 3 foot to the required 10 foot corner
PR-2022- side yard setback for Lot 16, Block F, Prairie Ridge Unit 1, located at 4609
007577 Prairie View RD NW, zoned R-1B [Section 14-16-5-1(C)(1)]
4. VA-2022-00250 Project# Amber Archibeque & Angela Gordon request a wall permit major in the front
PR-2022- yard for Lot 15, Block 4, Prairie Ridge Unit 3, located at 4841 Galleta RD
007578 NW, zoned R-1B [Section 14-16-5-7(D)(3)(g)]
5. VA-2022-00251 Project# Amber Archibeque & Angela Gordon request a variance of 3 feet to allow a
PR-2022- 6-foot solid wall in the front yard for Lot 15, Block 4, Prairie Ridge Unit 3,
007578 located at 4841Galleta RD NW, zoned R-1B [Section 14-16-5-7(D)(1)]

NEW BUSINESS:

6. VA-2022-00272 Project# Jon Van Gaasbeek requests a variance to be 5 ft to the required 10 ft side
PR-2022- yard setback for Lot 10, Block 21, Parkland Hills Addn, located at 806
007691 Ridgecrest DR SE, zoned R-1D [Section 14-16-5-1(C)(1)]
7. VA-2022-00273 Project# Esmail Haidari requests a variance of 18 inches into the required 5 ft
PR-2022- setback for Lot 90, Block 0, Antelope Run Phase 3, located at 12008 Gazelle
007692 PL NE, zoned R-1B [Section 14-16-5-1(C)(1)]
8. VA-2022-00274 Project# Eric Neill requests a conditional use to allow for an attached accessory
PR-2022- dwelling unit without a kitchen for Lot 19, Block 11, Highlands North Addn
007693 Unit 2, located at 7508 Osuna RD NE, zoned R-1D [Section 14-16-4-2-1]
9. VA-2022-00275 Project# Joe Ortiz requests a wall permit major for a fence in the front yard for Lot 25,
PR-2022- Los Tomases Addn, located at 724 Cordova PL NW, zoned R-1B [Section
007694 14-16-5-7(D)(3)(a)(2)]
10. VA-2022-00276 Project# Joe Ortiz requests a variance of 3 ft to the required 3 ft wall height in the
PR-2022- front yard for Lot 25, Los Tomases Addn, located at 724 Cordova PL NW,
007694 zoned R-1B [Section 14-16-5-7(D)(1)]
11. VA-2022-00278 Project# Jaemes Shanley & Noreen Bladergroen requests a permit carport for Lot 1,
PR-2022- Block 15, Farr-Fredrick A Addn, located at 1200 Arizona ST NE, zoned R-1C
007698 [Section 14-16-5-5(F)(2)(a)(3)(b)]
12. VA-2022-00279 Project# Garcia Airway Holdings LLC (ED) requests a variance of 3 ft 5 inches to the
PR-2022- allowed 6 ft 6-inch fence in the front and street side yard for Lots 3, 4, 5, 6,
007700 7, 8, Block 18, Armijo-Francisco, located at 816 1ST ST NW, zoned MX-FB-
UD [Section 14-16-5-7(D)(1)]
13. VA-2022-00280 Project# Julio C Perez requests a variance of 3 ft to allow for a 6 ft fence in the front
PR-2022- and street side yard for Lot 1A, Block 125, Snow Heights Addn, located at
007702 1900 Eubank Blvd NE, zoned MX-L [Section 14-16-5-7(D)(1)]

14. VA-2022-00281 Project# Karl and Tamara Ney requests a taller wall permit major for Lot 8, Block 3A, PR-2022-007703 Loma Del Norte Addn Unit 7, located at 8104 Eddy Ave NE, zoned R-1C [Section 14-16-5-7(D)(3)]
15. VA-2022-00282 Project# Karl and Tamara Ney requests a variance of 5 ft to the required 3 ft wall PR-2022-007703 height in the front yard for Lot 8, Block 3A, Loma Del Norte Addn Unit 7, located at 8104 Eddy Ave NE, zoned R-1C [Section 14-16-5-7(D)(1)]
16. VA-2022-00284 Project# Acropolis Development, LLC-Attn: Acropolis Condo Assoc Inc. (Agent, PR-2022-007705 Michael Sanchez) requests a conditional use for licensed on-site cannabis consumption for Lots 8 to 12, Block 9, Original Town Site of ABQ, located at 220 Copper Ave NW, zoned MX-FB-UD [Section 14-16-4-3(D)(35)(i)]
17. VA-2022-00285 Project# David Stryker & Reynis Lee (Agent, T2 Construction, Tom Nelson) requests PR-2022-007706 a permit carport for Lot 1, Monie-Andrew, located at 1500 15th ST NW, zoned R-1A [Section 14-16-5-5(F)(2)(a)(3)(b)]
18. VA-2022-00286 Project# Alex Horton, B3 Development LLC (Agent, Improve Group, Jared PR-2022-006657 Winchester) requests a variance of 10 ft to the required 15 ft edge buffer landscaping for Lot 1, Block 4, Esperanza Addn, located at 1000 San Mateo Blvd SE, zoned MX-L [Section 14-16-5-6(E)(2)]
19. VA-2022-00287 Project# Angela D & Eremita Raymie Vigil request a variance for 10ft to the 20ft PR-2022-007707 required driveway for Lot 17, Block 7, Victory Addn First Unit Of, located at 2714 Santa Clara Ave SE, zoned R-1B [Section 14-16-5-3(C)(3)(b)]
20. VA-2022-00288 Project# Harvard Mall Partners, LLC (Agent, Kenneth Myers) requests a variance of 3 PR-2022-007708 ft to the 3 ft required fence height in the front yard for Lots 7-9, Block 1, University Heights, located at 118 Yale Blvd SE, zoned PD [Section 14-16-5-7(D)(1)]
21. VA-2022-00289 Project# Harvard Mall Partners, LLC (Agent, Kenneth Myers) requests a variance of 3 PR-2022-007708 ft to the 3 ft required fence height in the front yard for Lots 10, Block 1, University Heights, located at 120 Yale Blvd SE, zoned PD [Section 14-16-5-7(D)(1)]
22. VA-2022-00290 Project# Raynard Struck (Agent, Arch + Plan Land Use Consultants, LLC, Derrick PR-2022-007709 Archuleta) requests a variance of 5 ft to the required 10 ft interior side yard setback for Lot 4, Block B1, Netherwood Park 2ND Replat, located at 2301 Cutler Ave NE, zoned R-1D [Section 14-16-5-1(C)(1)]
23. VA-2022-00291 Project# Diana Robles requests a taller court yard wall permit major for Lot 13, Block PR-2022-007715 3, El Rancho Atrisco Unit 10, located at 3209 Vista Maravillosa NW, zoned R-1B [Section 14-16-5-7(D)(3)(a)(2)]
24. VA-2022-00292 Project# Harvard Mall Partners, LLC (Agent, Kenneth Myers) requests a variance of 3 PR-2022-007716 feet to the required 3 feet fence height in the front yard for Lot 16A, Block 1, University Heights, located at 135 Harvard DR SE, zoned MX-L [Section 14-16-5-7(D)(1)]

25. VA-2022-00293 Project# Harvard Mall Partners, LLC (Agent, Kenneth Myers) requests a variance of 3
PR-2022- feet to the required 3 feet fence height in the front yard for Lot 15, Block 1,
007716 University Heights, located at 139 Harvard DR SE, zoned MX-L [Section 14-
16-5-7(D)(1)]
26. VA-2022-00294 Project# Harvard Mall Partners, LLC (Agent, Kenneth Myers) requests a variance of 3
PR-2022- feet to the required 3 feet fence height in the front yard for Lot 14, Block 1,
007716 University Heights, located at 143 Harvard DR SE, zoned MX-L [Section 14-
16-5-7(D)(1)]
27. VA-2022-00295 Project# Harvard Mall Partners, LLC (Agent, Kenneth Myers) requests a variance of 3
PR-2022- feet to the required 3 feet fence height in the front yard for Lot 13, Block 1,
007716 University Heights, located at 147 Harvard DR SE, zoned MX-L [Section 14-
16-5-7(D)(1)]
28. VA-2022-00296 Project# DXD Capital (Agent, Jessica Lawlis, Dekker, Perich, Sabatini) requests a
PR-2022- conditional use to allow for the self-storage in an MX-L zone for Lot A2A,
007717 Ventura Plaza, located at 8041 Ventura ST NE, zoned MX-L [Section 14-16-
4-2-1]
29. VA-2022-00297 Project# DXD Capital (Agent, Jessica Lawlis, Dekker, Perich, Sabatini) requests a
PR-2022- variance of 14 spaces to the total required 29 spaces for off-street parking
007717 for Lot A2A, Ventura Plaza, located at 8041 Ventura ST NE, zoned MX-L
[Section 14-16-5-5(C)(2)]
30. VA-2022-00298 Project# Central United Methodist Church of Albuquerque (Agent, Maurice Ikle)
PR-2022- requests a variance of 3 ft to the required 3 ft view fence height in the front
007718 yard for Lot C1a1A, Block 15-16, Brownwell & Lails Highland Addn, located
at 201 University Blvd NE, zoned MX-M [Section 14-16-5-7(D)(1)]
31. VA-2022-00299 Project# Harvard Mall Partners, LLC (Agent, Kenneth Myers) requests a variance of 3
PR-2022- ft to the required 3 ft fence height in the front yard for Lot 1, Block 1,
007719 University Heights, located at 2206 Central Ave SE, zoned MX-M [Section
14-16-5-7(D)(1)]
32. VA-2022-00300 Project# Harvard Mall Partners, LLC (Agent, Kenneth Myers) requests a variance of 3
PR-2022- ft to the required 3 ft fence height in the front yard for Lot 10, Block 2, Buena
007721 Vista Heights, located at 2138 (2134) Gold Ave SE, zoned MX-M [Section
14-16-5-7(D)(1)]
33. VA-2022-00301 Project# A & F Partners, LLC (Agent, Fritz Eberle) requests a variance of 8 ft to the
PR-2022- required 30 ft building height within 100 ft of a regulated lot for Lot 17B,
007722 MRGCD Map 35, located at 2211 Rio Grande BLVD NW, zoned R-MH
[Section 14-16-5-9(C)(1)]
34. VA-2022-00302 Project# A & F Partners, LLC (Agent, Fritz Eberle) requests a variance of 6 ft to the
PR-2022- required 6 ft step-back from the street façade for Lot 17B, MRGCD Map 35,
007722 located at 2211 Rio Grande BLVD NW, zoned R-MH [Section 14-16-3-
4(L)(4)]

35. VA-2022-00283 Project# 2501 Alamo LLC (Agent, Equiterra Regenerative Design, Kent Beierle)
PR-2022- requests a variance of 1 ft 5 inches to allow for a 7 ft 5 inch fence on the
007704 property line for Lot A9A, Block 2, Airport Industrial Park, located at 2501
Alamo Ave SE, zoned NR-LM [Section 14-16-5-7(D)]