



ZONING HEARING EXAMINER'S AGENDA

TUESDAY, September 20, 2022 9:00 A.M.

Join Zoom Meeting
<https://cabq.zoom.us/j/7044490999>
Meeting ID: 704 449 0999
 One tap mobile
 +1-669-900-6833,,7044490999# US (San Jose)
 +1-253-215-8782,,7044490999# US (Tacoma)
 Dial by your location
 +1 669 900 6833 US (San Jose)
 +1 253 215 8782 US (Tacoma)
 +1 346 248 7799 US (Houston)
 +1 646 558 8656 US (New York)
 +1 301 715 8592 US (Germantown)
 +1 312 626 6799 US (Chicago)
 Meeting ID: 704 449 0999
 Find your local number: <https://cabq.zoom.us/u/a2s7T1dnA>

*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#
PR-2022-
007419 | 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)] |
|----|---------------|--------------------------------|--|

Continuance

2. VA-2022-00209 Project# Alma Ortiz requests a conditional use to allow for a family home daycare for Lot 25-P1, San Ygnacio Place, located at 8801 Tunnabora AVE SW, zoned R-1B [Section 14-16-4-3(F)(7)]
PR-2022-007420

Approval

NEW BUSINESS:

3. VA-2022-00218 Project# Central Ave & Atrisco Pros Real Est LLC c/o SLK Global Solutions America (Agent, New Mexico Accounting Specialists) requests a conditional use to allow for nicotine retail in an MX-M zone and within 500 ft of a residential zone district for Lot A, Rancho Village Partners, located at 4201 Central AVE NW, zoned MX-M [Section 14-16-4-3(D)(40)(b)(2)]
(Stan Harada) 004242
4. VA-2022-00157 Project# 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)]
006322
5. VA-2022-00229 Project# Joes Properties, LLC (Agent, Consensus Planning) requests a conditional use to allow artisan manufacturing in an MX-T zone for Lot 231 Old Town Pk, MRGCD Map 38, located at 522 Romero ST NW, zoned MX-T [Section 14-16-4-3(E)(1)]
006322
6. VA-2022-00203 Project# Refugio Najar & Silvia Lopez de Najar (Agent, Ubaldo Munoz at Jeebs & Zuzu, LLC) request a permit carport for Lot 3, Block 13, Hoffmantown Addn, located at 2904 Parsifal ST NE, zoned R-1B [Section 14-16-5-5(F)(2)(a)(3)(b)]
007331
7. VA-2022-00228 Project# Nikola Babic and Sarah B. Steng requests a variance of 1.5% to the require 12.5% façade surface in transparent window and / or doors for Lot 1A, Block 3, Garcia Addn, located at 1200 11TH ST NW, zoned R-1A [Section 14-16-3-4(M)(5)(b)(4)]
007282
8. VA-2022-00205 Project# Preeti Samraj & Lorna Samraj requests a conditional use to allow for an attached accessory dwelling unit without a kitchen for Lot 3, Block 20, Parkland Hills Addn, located at 706 Solano Dr. SE, zoned R-1D [Section 14-16-4-3(F)(5)(g)]
007413
9. VA-2022-00206 Project# Giuseppe Moscardelli requests a permit wall major in the front and street side yard for Lot 13, Block 28, Monte Vista Addn, located at 3519 Berkeley PL NE, zoned R-1B [Section 14-16-5-7(D)(3)(g)]
007414
10. VA-2022-00207 Project# Michael and Gail Rodriguez requests a variance of 5 ft to the required 10 ft corner side setback for Lot 29-P1, Block 21, La Joya Del Norte, located at 7124 Calle Montana NE, zoned R-1C [Section 14-16-5-1(c)]
007415

Approval

Approval with Conditions

Approval with Conditions

Approval

Approval

Approval

Denial

Approval

11. VA-2022-00210 Project# PR-2022-007421 Manole Athanasios K (New Mexico Accounting Specialists) requests a conditional use to allow for nicotine retail in an MX-H zone for Lot 25, Block 1, Fairgrounds Addn, located at 118 San Pedro DR SE, zoned MX-H [Section 14-16-4-3(D)(40)(e)] **Approval**
12. VA-2022-00211 Project# PR-2022-007422 Rabadi Sharif & Samia (New Mexico Accounting Specialists) requests a conditional use to allow nicotine as a primary use in an MX-M zone for Lot 5, Block 1, Hillboro Addn Business Replat, located at 210 Wyoming Blvd SE, zoned MX-M [Section 14-16-4-3(D)(40)(e)] **Approval**
13. VA-2022-00212 Project# PR-2022-007423 Jeffrey and Jennifer Wilson request a variance of 3 ft to allow a 6 ft wall in the front yard for Lot 4, Block 4, Northern Addn, located at 1015 2ND ST NW, zoned MX-M [Section 14-16-5-7(D)(1)] **Approval with Condition**
14. VA-2022-00213 Project# PR-2022-007423 Jeffrey and Jennifer Wilson request a variance of 3 ft to allow for a 6 ft wall in the front yard for Lot 5, Block 4, Northern Addn, 1015 2ND ST NW, zoned MX-M [Section 14-16-5-7(D)(1)] **Approval with Condition**
15. VA-2022-00214 Project# PR-2022-007423 Jeffrey and Jennifer Wilson request a variance of 3 ft to allow for a 6 ft wall in the front yard for Lot 3, Block 4, Northern Addn, located at 1019 2ND ST NW, zoned MX-M [Section 14-16-5-7(D)(1)] **Approval with Condition**
16. VA-2022-00215 Project# PR-2022-007424 Saddam Al Hayal (Agent, Peligro, LLC) requests a conditional use to allow for nicotine retail in an MX-M zone within 500 ft of a residential zone for Lot 7, Block 1, Thomas Addn, located at 9050 Montgomery BLVD NE, zoned MX-M [Section 14-16-4-3(D)(40)(e)] **Approval**
17. VA-2022-00216 Project# PR-2022-007425 Spectrum ABQ LLC Attn Diane Palm (Agent, ABQ Land Use Consulting) requests a conditional use to conduct specific activities outside a fully enclosed portion of a building in the NR-LM zoned for Lot A, Rafar Investments, located at 8235 Washington ST NE, zoned NR-LM [Section 14-16-4-3(E)(4)(a)] **Approval**
18. VA-2022-00217 Project# PR-2021-005948 Akrattos LLC (Agent, New Mexico Accounting Specialists) requests a conditional use to allow for nicotine retail in an NR-BP zone within 500 ft of a residential zone district for Lot F7A, Atrisco Business Park Unit 3, located at 475 Coors BLVD NW, zoned NR-BP [Section 14-16-4-3(D)(40)(b)(2)] **Approval**
19. VA-2022-00219 Project# PR-2022-007427 Sharif & Samia Rabadi (Agent, Cody Lewis) requests a conditional use to allow a cannabis retail establishment within 600 ft of another cannabis retail establishment for Lot A1A, Reay-Joseph Tract, located at 3500 Menaul BLVD NE, zoned MX-M [Section 14-16-4-3(D)(35)(c)] **Approval**
20. VA-2022-00220 Project# PR-2022-007428 ANG Investments- Angela Chavez (Agent, Marcos Cartigiano) requests a conditional use to allow for the retail of nicotine for Lot 12, Block 16A, Santilla Place, located at 301 San Pedro DR NE, zoned MX-M [Section 14-16-4-3(D)(40)] **Approval**

21. VA-2022-00221 Project# 112 San Pedro LLC (Agent, Athanasios Manole) requests a conditional use for cannabis retail within 600 ft of another cannabis retail establishment for Lot 25, Block 1, Fairgrounds Addn, located at 112 San Pedro SE, zoned MX-H [Section 14-16-4-3(D)(35)(c)] **Approval**
22. VA-2022-00222 Project# 112 San Pedro LLC (Agent, Athanasios Manole) requests a conditional use for cannabis retail within 600 ft of another cannabis retail establishment Lot 26, Block 1, Fairgrounds Addn, located at 112 San Pedro SE, zoned MX-H [Section 14-16-4-3(D)(35)(c)] **Approval**
23. VA-2022-00223 Project# Linda Schaffer requests a taller wall permit major for Lot 11, Block 14, Broadmoor Addn, located at 4240 Brockmont Ave NE, zoned R-1B [Section 14-16- 5-7(D)(3)(g)] **Approval**
24. VA-2022-00224 Project# Linda Schaffer requests a variance of 5ft to the required 3 ft wall height in the front and street side yard for Lot 11, Block 14, Broadmoor Addn, located at 4240 Brockmont Ave NE, zoned R-1B [Section 14-16-5-7(D)(1)] **Approval**
25. VA-2022-00225 Project# Linda Schaffer requests a permit carport for Lot 11, Block 14, Broadmoor Addn, located at 4240 Brockmont Ave NE, zoned R-1B [Section 14-16-5-5(F)(2)(a)(3)(b)] **Approval**