



ZONING HEARING EXAMINER'S AGENDA

TUESDAY, November 21, 2023 9:00 A.M.

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Robert Lucero, Esq., Zoning Hearing Examiner
Lorena Patten-Quintana, ZHE Planner
Suzie Sanchez, ZHE Administrative Assistant

All interested parties should appear at 9:00 am to hear any changes to the agenda.

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-2023-00299 | Project# | Luis Caldera requests a taller wall permit major in the front yard for Lot 17, |
| | | PR-2023-009351 | Block 15, Mesa Verde Addn, located at 234 Rhode Island ST NE, zoned R-ML [Section 14-16-5-7(D)(3)] |

2. VA-2023-00300 Project# Luis Caldera requests a taller wall permit major in the front yard for Lot 18, Block 15, Mesa Verde Addn, located at 234 Rhode Island ST NE, zoned R-ML [Section 14-16-5-7(D)(3)]
3. VA-2023-00301 Project# Luis Caldera requests a variance of 3 ft to the allowed 3 ft view fence height in the front yard for Lot 17, Block 15, Mesa Verde Addn, located at 234 Rhode Island ST NE, zoned R-ML [Section 14-16-5-7(D)(3)(a)(2)]
4. VA-2023-00302 Project# Luis Caldera requests a variance of 3 ft to the allowed 3 ft view fence height in the front yard for Lot 18, Block 15, Mesa Verde Addn, located at 234 Rhode Island ST NE, zoned R-ML [Section 14-16-5-7(D)]

OLD BUSINESS:

5. VA-2022-00167 Project# Group II U26 VC LLC (Agent, Consensus Planning) requests a conditional use to allow 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)]
6. VA-2023-00240 Project# First Financial Escrow, Inc. (Agent, Dustin White) requests a conditional use to allow for a tap room in an MX-L zone for Tract A, Block 109, Snow Heights Addn, located at 10710 Menaul BLVD NE, zoned MX-L [Section 14-16-4-2]

NEW BUSINESS:

7. VA-2023-00235 Project# William Manning requests a variance of 5 ft to the required 5 ft setback for an Accessory Dwelling Unit for Lot 7, Block 3, Coronado Builders Inc/Knob Heights Addn, located at 3512 Anderson Ave SE, zoned R-MH [Section 14-16-4-3(F)(6)]
8. VA-2023-00257 Project# Eddy Burgarello (Agent, Scott Jeter) requests a conditional use to allow for a taproom in an MX-L zone for Lot X1, Brentwood Hills, located at 11500 Menaul BLVD NE, zoned MX-L [Section 14-16-4-2]
9. VA-2023-00264 Project# William Stell (Agent, Gilbert Austin) requests a carport permit for Lot 32, Block 9, Princess Jeanne Park Addn, located at 10401 Ralph AVE NE, zoned R-1B [Section 14-16-5-5(F)(2)(a)3b]
10. VA-2023-00309 Project# William Stell (Agent, Gilbert Austin) requests a variance of 2.3 ft to the required 3 ft distance from a carport to a lot line for Lot 32, Block 9, Princess Jeanne Park Addn, located at 10401 Ralph AVE NE, zoned R-1B [Section 14-16-5-5(F)(2)(a)3b]
11. VA-2023-00265 Project# John Vasquez requests a taller wall permit major in the front yard for Lot 3, Block 7, Buena Ventura, located at 120 Espejo ST NE, zoned R-MH [Section 14-16-5-7(D)]

12. VA-2023-00266 Project# John Vasquez requests a variance of 2 feet to the allowed 3 foot wall height
PR-2023- in the front yard for Lot 3, Block 7, Buena Ventura, located at 120 Espejo ST
009326 NE, zoned R-MH [Section 14-16-5-7(D)]
13. VA-2023-00267 Project# Andres Villanueva requests a taller wall permit major in the front yard for Lot
PR-2023- 22A, Block 7, La Mesa, located at 214 Alcazar ST NE, zoned R-T [Section
009327 14-16-5-7(D)(3)]
14. VA-2023-00268 Project# Andres Villanueva requests a variance of 3 feet to the allowed 3 foot wall
PR-2023- height in the street side yard for Lot 22A, Block 7, La Mesa, located at 214
009327 Alcazar ST NE, zoned R-T [Section 14-16-5-7(D)(1)]
15. VA-2023-00269 Project# Hector & Lizeth Carrasco requests a taller wall permit major for Lot 1, Block
PR-2019- 15, La Mesa Extension, located at 401 Alcazar ST NE, zoned R-1B [Section
002384 14-16-5-7(D)(3)]
16. VA-2023-00270 Project# Hector & Lizeth Carrasco requests a variance of 3 feet to the allowed 3 foot
PR-2019- wall height in the street side yard for Lot 1, Block 15, La Mesa Extension,
002384 located at 401 Alcazar ST NE, zoned R-1B [Section 14-16-5-7(D)(1)]
17. VA-2023-00271 Project# Daniel Villanueva requests a variance of 188 sq ft to the maximum allowed
PR-2023- 750 sq ft for an accessory dwelling unit for Lot 7, Block 17, Albright & Moore
009328 Addn, located at 621 Bellamah AVE NW, zoned R-1 [Section 14-16-4-
3(F)(6)(a)]
18. VA-2023-00272 Project# Felicha Rae Gonzales requests a taller wall permit to allow a courtyard wall
PR-2023- 10 feet from the curb line for Lot 14, Block A, Branson Addn, located at 1230
009329 7TH ST NW, zoned R-1A [Section 14-16-5-7(D)(3)(g)]
19. VA-2023-00273 Project# Felicha Rae Gonzales requests a variance of 3 feet to the allowed 3 foot
PR-2023- solid wall height in the front yard for Lot 14, Block A, Branson Addn, located
009329 at 1230 7TH ST NW, zoned R-1A [Section 14-16-5-7(D)(1)]
20. VA-2023-00274 Project# Mark Archuleta requests a permit carport for Lot 22, Block 77, Westgate
PR-2023- Heights Addn Unit No4, located at 1508 Camino San Martin CT SW, zoned
009330 R-1C [Section 14-16-5-5(F)(2)(a)(3)]
21. VA-2023-00275 Project# Mark Archuleta requests a variance of 2 feet to the required 3 foot setback to
PR-2023- a lot line for a carport for Lot 22, Block 77, Westgate Heights Addn Unit No4,
009330 located at 1508 Camino San Martin CT SW, zoned R-1C [Section 14-16-5-
5(F)(2)(3)(c)]
22. VA-2023-00276 Project# Perry Taylor requests a variance of 5 ft to the required 10 ft side yard
PR-2023- setback for Lot 6, Block 9A, Huning Castle Addn, located at 222 15th ST SW,
009331 zoned R-1D [Section 14-16-5-1]
23. VA-2023-00277 Project# Hector Lopez & Paula Escamillac (Agent, ABQ Land Use Consulting LLC-
PR-2023- Carl Garcia) requests a conditional use to allow for outdoor storage in an
009332 NR-C zone, for Lot 1 Ely Portion Of, Block B, South Broadway Acres Unit,
located at 418 Bethel DR SE, zoned NR-C [Section 14-16-4-3(E)(17)]

24. VA-2023-00278 Project# Hector Lopez & Paula Escamillac (Agent, ABQ Land Use Consulting LLC-
PR-2023- Carl Garcia) requests a variance of 15 ft to the required 15 ft edge buffer
009332 landscape in an NR-C zoned for Lot 1 Ely Portion Of, Block B, South
Broadway Acres Unit, located at 418 Bethel DR SE, zoned NR-C [Section
14-16-5-6(E)]
25. VA-2023-00279 Project# Hector Lopez & Paula Escamillac (Agent, ABQ Land Use Consulting LLC-
PR-2023- Carl Garcia) requests a variance of 3 ft to the allowed 3 ft wall height in the
009332 front yard for Lot 1 Ely Portion Of, Block B, South Broadway Acres Unit,
located at 418 Bethel DR SE, zoned NR-C [Section 14-16-5-7]
26. VA-2023-00280 Project# ST. Andrew Presbyterian Church (Agent, Suzanne Busch) requests a
PR-2023- conditional use to allow child care in an R-ML zone for Lot 1, Block 29,
009333 Altamont Addn, located at 5301 Ponderosa AVE NE, zoned R-ML [Section
14-16-4-2]
27. VA-2023-00281 Project# Holbrook Mahn (Agent, Ryan Sisson) requests a variance of 5 ft to the
PR-2023- required 5 ft side setback for an ADU for Lot 2, Block 18, Monte Vista Addn,
009334 located at 438 Richmond PL NE, zoned R-1B [Section 14-16-(F)(6)(b)]
28. VA-2023-00282 Project# Indigo Ridge Construction Inc. requests a variance of 2 ft to the required 20 ft
PR-2022- front yard setback in an R-A zone for Lot 16, Ortiz – Raymond, located at
006674 1825 Patrick PL NW, zoned R-A [Section 14-16-5-1(C)]
29. VA-2023-00283 Project# Indigo Ridge Construction Inc. requests a variance of 14 ft to the required 25
PR-2022- ft rear yard setback in an R-A zone for Lot 16, Ortiz – Raymond, located at
006674 1825 Patrick PL NW, zoned R-A [Section 14-16-5-1(C)]
30. VA-2023-00284 Project# Indigo Ridge Construction Inc. requests a variance of 1 ft to the required 10 ft
PR-2022- side yard setback in an R-A zone for Lot 16, Ortiz – Raymond, located at
006674 1825 Patrick PL NW, zoned R-A [Section 14-16-5-1(C)]
31. VA-2023-00285 Project# Indigo Ridge Construction Inc. requests a variance of 7 ft to the required 25 ft
PR-2022- rear yard setback in an R-A zone Lot 17, Ortiz – Raymond, located at 1825
006674 Patrick PL NW, zoned R-A [Section 14-16-5-1(C)]
32. VA-2023-00286 Project# Indigo Ridge Construction Inc. requests a variance of 5 ft to the required 10 ft
PR-2022- side yard setback in an R-A zone for Lot 17, Ortiz – Raymond, located at
006674 1825 Patrick PL NW, zoned R-A [Section 14-16-5-1(C)]
33. VA-2023-00288 Project# Nicole Ackerman requests a variance of 30 ft to the required 45 ft landscape
PR-2023- buffer adjacent to the Petroglyph National Monument for Lot 12, Block 6,
009336 Volcano Cliffs Unit 22, located at 6204 Camino Alto NW, zoned R-1D
[Section 14-16-5-2(j)(2)(a)]
34. VA-2023-00289 Project# Nicole Ackerman requests a variance of 90% to the allowed 10% for opaque
PR-2023- walls along the side property lines adjacent to the Petroglyph National
009336 Monument for Lot 12, Block 6, Volcano Cliffs Unit 22, located at 6204
Camino Alto NW, zoned R-1D [Section 14-16-5-7(E)(4)(c)]

35. VA-2023-00290 Project# Michael Weiss & Yeyet Shurkin (Agent, Southwest Pipe Supply and Welding LLC) requests a variance of 1 ft to the allowed 3 ft wall height in the front yard for Lot 16, Block 2, Academy Place Unit 2, located at 5325 Lucille DR NE, zoned R-1C [Section 14-16-5-7(D)(1)]
36. VA-2023-00291 Project# Horn Albuquerque Properties, LLC (Agent, Charles Sheldon) requests a variance of 2 ft to the allowed 3 ft height on the street side for Lot 1-5, Block 2, Bevens Addn, located at 7600 Central AVE SE, zoned MX-M [Section 14-16-5-7(D)(1)]
37. VA-2023-00292 Project# Davis Alfrazier Jr. (Agent, Yolanda Montoya) requests a variance of 15.27 to the required 45 ft landscape buffer adjacent to a major public Open Space for Lot 27, Block 8, Volcano Cliffs Unit 5, located at 6204 Marigold CT NW, zoned R-1D [Section 14-16-5-2(J)(2)(a)]
38. VA-2023-00293 Project# CWP West, LLC (Agent, Excel Engineering, Inc) requests a variance of 18 ft to the 20ft required landscape buffer for Lot C1A, Richfield Park, located at 4709 Alameda BLVD NE, zoned MX-L [Section 14-16-5-6(E)]
39. VA-2023-00294 Project# Mountain Run Partners, LTD (Agent, QT South LLC) requests a conditional use to allow for a heavy vehicle fueling station in IDO zone NR-BP for Lot 78A, MRGCD Map 36, located at 1701 12TH ST NW, zoned NR-BP [Section 14-16-4-2]
40. VA-2023-00295 Project# Mountain Run Partners, LTD (Agent, QT South LLC) requests a conditional use to allow for nicotine retail in an NR-BP zone for Lot 78A, MRGCD Map 36, located at 1701 12TH ST NW, zoned NR-BP [Section 14-16-4-2]
41. VA-2023-00296 Project# Mountain Run Partners, LTD (Agent, QT South LLC) requests a conditional use to allow for liquor retail in an NR-BP zone for Lot 78A, MRGCD Map 36, located at 1701 12TH ST NW, zoned NR-BP [Section 14-16-4-2]
42. VA-2023-00297 Project# Jo Ann Yates (Agent, Kenyatta Harris) requests a conditional use to allow cannabis retail within 600 feet of another cannabis retail location for Lot 7B1, Block D, County Add, located at 1302 Broadway BLVD NE, zoned NR-LM [Section 14-16-4-3(D)(35)(c)]
43. VA-2023-00298 Project# Dee Denis (Agent, Martha Plummer) requests a conditional use to allow a kennel in an MX-L zone for Lot A2, Earlmont, located at 3900 San Mateo BLVD NE, zoned MX-L [Section 14-16-4-3(D)(4)]
44. VA-2023-00303 Project# Joes Properties, LLC (Consensus Planning) requests a variance of 11 ft 5 inches to the required 15 ft rear setback for Lot 232A/Old Town Park, MRGCD Map 38, located at 522 Romero ST NW, zoned MX-T [Section 14-16-5-1(D)]
45. VA-2023-00304 Project# Philip Downey requests a taller wall permit major for Lot 167A, MRGCD Map 35, located at 1500 Gabaldon RD NW, zoned R-A [Section 14-16-5-7(D)(3)]

46. VA-2023-00305 Project# Philip Downey requests a variance of 3 ft to the allowed 3 ft wall height in the
PR-2023- front yard for Lot 167A, MRGCD Map 35, located at 1500 Gabaldon RD NW,
009352 zoned R-A [Section 14-16-5-7(D)(1)]
47. VA-2023-00308 Project# Paul Mann (Agent, Martin Grummer) requests a variance of 2 ft 3 5/8 inches
PR-2023- to the required 15 ft rear setback for Lot 10, Block B, UNM Central Campus,
009362 located at 423 Girard BLVD NE, zoned R-1D [Section 14-16-5-1(C)(1)]