



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)] DEFERRAL |

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)] **DEFERRAL**
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)] **DEFERRAL**
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)] **DEFERRAL**

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] **APPROVAL**

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)] **APPROVAL**
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] **APPROVAL**
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] **APPROVAL**
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] **APPROVAL**
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)] **CONTINUATION**

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)] **CONTINUATION**
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)] **APPROVAL**
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)] **APPROVAL**
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)] **APPROVAL**
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)]
APPROVAL
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)] **APPROVAL**
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)] **APPROVAL WITH
CONDITION**
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)] **APPROVAL
WITH CONDITION**
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)] **APPROVAL**
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)] **APPROVAL**
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] **APPROVAL**

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)]
APPROVAL
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)] **APPROVAL**
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] **APPROVAL**
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] **APPROVAL**
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)]
APPROVAL
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)] **APPROVAL WITH
CONDITIONS**
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)] **APPROVAL WITH
CONDITIONS**
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)] **APPROVAL WITH
CONDITIONS**
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)] **APPROVAL WITH
CONDITIONS**

32. VA-2023-00286 Project# Indigo Ridge Construction Inc. requests a variance of 5 ft to the required 10 ft side yard setback in an R-A zone for Lot 17, Ortiz – Raymond, located at 1825 Patrick PL NW, zoned R-A [Section 14-16-5-1(C)] **APPROVAL WITH CONDITIONS**
33. VA-2023-00288 Project# Nicole Ackerman requests a variance of 30 ft to the required 45 ft landscape buffer adjacent to the Petroglyph National Monument for Lot 12, Block 6, Volcano Cliffs Unit 22, located at 6204 Camino Alto NW, zoned R-1D [Section 14-16-5-2(j)(2)(a)] **DEFERRAL**
34. VA-2023-00289 Project# Nicole Ackerman requests a variance of 90% to the allowed 10% for opaque walls along the side property lines adjacent to the Petroglyph National 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)] **DEFERRAL**
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)] **APPROVAL**
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)] **APPROVAL**
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)] **APPROVAL**
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)] **APPROVAL**
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] **DENIAL**
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] **DENIAL**
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] **DENIAL**

42. VA-2023-00297 Project# Jo Ann Yates (Agent, Kenyatta Harris) requests a conditional use to allow
PR-2023- cannabis retail within 600 feet of another cannabis retail location for Lot 7B1,
009347 Block D, County Add, located at 1302 Broadway BLVD NE, zoned NR-LM
[Section 14-16-4-3(D)(35)(c)] **APPROVAL**
43. VA-2023-00298 Project# Dee Denis (Agent, Martha Plummer) requests a conditional use to allow a
PR-2023- kennel in an MX-L zone for Lot A2, Earlmont, located at 3900 San Mateo
009348 BLVD NE, zoned MX-L [Section 14-16-4-3(D)(4)] **APPROVAL**
44. VA-2023-00303 Project# Joes Properties, LLC (Consensus Planning) requests a variance of 11 ft 5
PR-2021- inches to the required 15 ft rear setback for Lot 232A/Old Town Park,
006322 MRGCD Map 38, located at 522 Romero ST NW, zoned MX-T [Section 14-
16-5-1(D)] **APPROVAL**
45. VA-2023-00304 Project# Philip Downey requests a taller wall permit major for Lot 167A, MRGCD Map
PR-2023- 35, located at 1500 Gabaldon RD NW, zoned R-A [Section 14-16-5-7(D)(3)]
009352 **APPROVAL**
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)] **APPROVAL**
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)]
APPROVAL