



ZONING HEARING EXAMINER'S AGENDA

TUESDAY, December 19, 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)] APPROVED |

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)] **APPROVED**
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)] **APPROVED**
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)] **APPROVED**

OLD BUSINESS:

5. 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)] **DENIAL**
6. VA-2023-00266 Project# John Vasquez requests a variance of 2 feet to the allowed 3-foot wall height 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)] **DENIAL**
7. 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)] **DENIAL**
8. 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)] **WITHDRAWN**

NEW BUSINESS:

9. VA-2023-00318 Project# CWP West, LLC (Agent, Excel Engineering, Inc.) requests a variance of 48.61 ft to the 50 ft required prohibition to a residential zone for Lot C1A, Richfield Park, located at 4709 Alameda BLVD NE, zoned MX-L [Section 14-16-4-3(D)(16)(b)] **DENIAL**
10. VA-2023-00319 Project# Los Pinones II- Gerald Ohlsen (Agent, Paul Duran) requests a tall wall permit major for Lot E, Atrisco Village, located at 100 Coors BLVD NW, zoned MX-M [Section 14-16-5-7(D)(3)] **DENIAL**
11. VA-2023-00320 Project# Los Pinones II- Gerald Ohlsen (Agent, Paul Duran) requests a variance of 3ft to the allowed 3ft fence height in front and street side yard for Lot E, Atrisco Village, located at 100 Coors BLVD NW, zoned MX-M [Section 14-16-5-7(D)(1)] **APPROVAL**

12. VA-2023-00321 Project# Laura Jaimes Lopez requests a variance of 3ft to the allowed 3ft fence height
PR-2023- in front and street side yard for Lot 1, Block 10, Emil Mann Addn, located at
009517 502 Louisiana BLVD SE, zoned MX-L [Section 14-16-5-7-(D)(1)]
APPROVAL
13. VA-2023-00322 Project# Laura Jaimes Lopez requests a variance of 3ft to the allowed 3ft fence height
PR-2023- in front and street side yard for Lot 2, Block 10, Emil Mann Addn, located at
009517 502 Louisiana BLVD SE, zoned MX-L [Section 14-16-5-7-(D)(1)]
APPROVAL
14. VA-2023-00323 Project# Brad Patton & Stephanie Carrodegua requests a variance of 5ft to the
PR-2023- allowed 3ft wall height on street side yard for Lot 138, Block 12, Armijo-
009518 Perfecto & Brothers Addn, located at 701 Roma AVE NW, zoned R-MH
[Section 14-16-5-7(D)(3)] **APPROVAL WITH CONDITION**
15. VA-2023-00324 Project# Jacqueline Arguelles requests a permit carport for Lot 13, Rancho Alegre,
PR-2023- located at 2444 Iris RD NW, zoned R-A [Section 14-16-5-5(F)(2)(a)(3)]
009519 **APPROVAL**
16. VA-2023-00325 Project# Jacqueline Arguelles requests a variance of 2 ft and 4 inches to the required
PR-2023- 3 ft setback to a lot line for a carport for Lot 13, Rancho Alegre, located at
009519 2444 Iris RD NW, zoned R-A [Section 14-16-5-5(F)(2)(3)(c)] **DENIAL**
17. VA-2023-00326 Project# Miguel Murillo Chavez (Agent, Sheedon Mozoon) requests a conditional use
PR-2019- to allow for "Nicotine Retail" as defined for Lot 36A, MRGCD Map 36,
003030 located at 2523 4TH ST NW, zoned MX-M [Section 14-16-4-2] **APPROVAL**
18. VA-2023-00327 Project# Bill & Robin Kelman request a permit carport for Lot 18, Block 21, Altamont
PR-2023- Addn, located at 3521 Valencia DR NE, zoned R-1B [Section 14-16-5-
009520 5(F)(2)(a)3c] **WITHDRAWN**
19. VA-2023-00328 Project# Constance S Cox requests a wall permit major for Lot 6, Block 11, Mesa
PR-2023- Court Addn, located at 3937 Smith AVE SE, zoned R-1B [Section 14-16-5-
009521 7(D)] **APPROVAL**
20. VA-2023-00329 Project# Alfredo Barrenechea (Agent, Bryant Gifford) request a conditional use to
PR-2023- allow cannabis retail within 600 ft of an existing cannabis retail for Lot 12,
009522 Block 31, Heights Reservoir Addn Tr 32, located at 4602 Lomas BLVD NE,
zoned MX-M [Section 14-16-4-3(D)(35)(c)] **APPROVAL WITH
CONDITIONS**
21. VA-2023-00330 Project# Albuquerque Central Take Five, LLC (Agent, Tierra West) requests a
PR-2023- variance of 20 ft to the 15ft maximum front setback in UC-MS-PT of an MX-
009524 M zone for Lot 16A, Block 36, Valley View Addn, located at 5210 Central
AVE SE, zoned MX-M [Section 14-16-5-1(D)] **APPROVAL**
22. VA-2023-00331 Project# Mark J and H Lydia Howell request a taller wall permit major for Lot 19, Block
PR-2023- 2, Montano West Unit 3, located at 5604 Sweetwater DR NW, zoned R-1B
009525 [Section 14-16-5-7(D)(3)2] **APPROVAL WITH CONDITION**

23. VA-2023-00332 Project# Mark J and H Lydia Howell request a variance of 2 ft and 6 inches to the allowed 3 ft tall wall in street side yard for Lot 19, Block 2, Montano West Unit 3, located at 5604 Sweetwater DR NW, zoned R-1B [Section 14-16-5-7(D)1] **APPROVAL WITH CONDITION**
24. VA-2023-00333 Project# Vinodh Perumal (Agent, Kent Beierle /Equiterra Regenerative Design, Inc.) request a taller wall permit major for Lot 13, Block 2, North Albuquerque Acres TR 3 Unit 3, located at 8920 Eagle Rock AVE NE, zoned PD [Section 14-16-5-7(D)(3)] **APPROVAL**
25. VA-2023-00334 Project# Vinodh Perumal (Agent, Kent Beierle /Equiterra Regenerative Design, Inc.) request a variance of 5 ft to the allowed 3ft wall height in front yard for Lot 13, Block 2, North Albuquerque Acres TR 3 Unit 3, located at 8920 Eagle Rock AVE NE, zoned PD [Section 14-16-5-7(D)(1)] **APPROVAL**
26. VA-2023-00335 Project# Edwin Lopez requests a permit for a tall wall major for Lot 785, Block 42, Atrisco Village U-3B of Hoffman City, located at 10505 Benavides RD SW, zoned R-1C [Section 14-16-5-7(D)(3)] **DEFERRAL**
27. VA-2023-00336 Project# Edwin Lopez requests a variance of 3 ft fence to the allowed 3ft in the front yard for Lot 785, Block 42, Atrisco Village U-3B of Hoffman City, located at 10505 Benavides RD SW, zoned R-1C [Section 14-16-5-7(D)(1)] **DEFERRAL**
28. VA-2023-00337 Project# Steven Taday (Agent, Consensus Planning) requests a conditional use to allow a high school in an NR-LM zone district for Lot A, Sawmill Industrial, located at 1224 Bellamah AVE NW, zoned NR-LM [Section 14-16-4-3(C)(8)(b)] **APPROVAL WITH CONDITION**