



ZONING HEARING EXAMINER'S AGENDA

TUESDAY, February 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

 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.

NEW BUSINESS:

- | | | | |
|----|----------------------------------|--------------------------------|---|
| 1. | VA-2023-00010
ZHE-Stan Harada | Project#
PR-2023-
008067 | Montosa Ranch LP (Agent, Consensus Planning) requests a variance of 2 ft to allow for an 8 ft fence on Lot 4B, Lafarge, located at 705 Carmony RD NE, zoned NR-LM [Section 14-16-5-7(D)(1)] APPROVAL |
|----|----------------------------------|--------------------------------|---|

2. VA-2023-00011 ZHE-Stan Harada Project# PR-2023-008067 Montosa Ranch LP (Agent, Consensus Planning) requests a variance of 2 ft to allow for an 8 ft fence on Lot B1, Nance-JR, located at 99999 Alexander Blvd NE, zoned NR-LM [Section 14-16-5-7(D)(1)] **APPROVAL**

OLD BUSINESS:

3. VA-2022-00167 Project# PR-2019-002663 Group II U26 VC LLC (Agent, Consensus Planning) requests a conditional use to allow for 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)] **CONTINUANCE**
4. VA-2022-00301 Project# PR-2022-007722 A & F Partners, LLC (Agent, Fritz Eberle) requests a variance of 8 ft to the required 30 ft building height within 100 ft of a regulated lot for Lot 17B, MRGCD Map 35, located at 2211 Rio Grande BLVD NW, zoned R-MH [Section 14-16-5-9(C)(1)] **APPROVAL WITH CONDITION**
5. VA-2022-00302 Project# PR-2022-007722 A & F Partners, LLC (Agent, Fritz Eberle) requests a variance of 6 ft to the required 6 ft step-back from the street façade for Lot 17B, MRGCD Map 35, located at 2211 Rio Grande BLVD NW, zoned R-MH [Section 14-16-3-4(L)(4)] **APPROVAL WITH CONDITION**

NEW BUSINESS:

6. VA-2023-00003 Project# PR-2023-008059 Joshua Trujillo requests a conditional use to allow for a family home daycare for Lot 15, Block 6, Glenway Park Addn, located at 1700 Towner Ave NW, zoned R-1B [Section 14-16-4-3(F)(7)] **APPROVAL**
7. VA-2023-00004 Project# PR-2023-008060 Paul Pelletier requests a permit-carport for Lot 15, Block 21, Broad Acres Addn, located at 2805 San Pablo NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)(3)(b)] **APPROVAL**
8. VA-2023-00005 Project# PR-2023-008061 Mark Orgentz (ABQ Land Use Consulting, Carl Garcia) requests a conditional use to allow an accessory dwelling unit without a kitchen for Lot 6, Block 9, College View Addn, located at 444 Carlisle Blvd NE, zoned R-1B [Section 14-16-4-3(F)(5)(g)] **APPROVAL**
9. VA-2023-00006 Project# PR-2023-008062 Jonathan & Tara Maple (ABQ Land Use Consulting, Carl Garcia) requests a variance of 5 feet to the 20 foot front yard setback for Lot 5, Alvarado Gardens Unit 1, located at 2311 Campbell Rd NW, zoned R-A [Section 14-16-5-1(C)] **CONTINUANCE**
10. VA-2023-00026 Project# PR-2023-008062 Jonathan & Tara Maple (ABQ Land Use Consulting, Carl Garcia) requests a variance of 5 feet to the required 10 feet side yard setback for Lot 5, Alvarado Gardens Unit 1, located at 2311 Campbell Rd NW, zoned R-A [Section 14-16-5-1(C)] **CONTINUANCE**

11. VA-2023-00007 Project# Out West Self-Storage, LLC (ABQ Land Use Consulting, Carl Garcia)
PR-2023- requests a conditional use for outdoor vehicle storage in an NR-BP zone
008063 district for Lot C45, Town of Atrisco Grant Unit 4, located at 8181 Central
Ave NW, zoned NR-BP [Section 14-16-4-3(D)(21)] **APPROVAL**

12. VA-2023-00008 Project# Desert Specialty Properties, LLC (ABQ Land Use Consulting, Carl Garcia)
PR-2023- requests a conditional use to allow a restaurant (Ice cream shop) in the MX-
008064 T zone for Lot 6, Block 3, Piermont Heights, located at 9609 Comanche Rd
NE, zoned MX-T [Section 14-16- 4-3(D)(8)] **APPROVAL**

13. VA-2023-00012 Project# John David Pitcher III & Jasmine Barnsley (Agent, Consensus Planning)
PR-2019- requests a variance of 3 feet to the minimum required 3 foot setback for a
002038 shade structure in the rear yard for Lot C2A1C, Sauvignon, located at 12000
San Antonio DR NE, zoned R-1D [Section 14-16-5-1(G)] **APPROVAL**

14. VA-2023-00013 Project# Vallianos Commercial, LLC (Agent, Justin Hutcherson) requests a
PR-2023- conditional use for nicotine retail use with cannabis retail for Lot 24-A, Block
008068 9, Homestead & Gardenspot Addn, located at 800 3RD ST NW, zoned
[Section 14-16-4-3(D)(40)(b)] **CONTINUANCE**

15. VA-2023-00014 Project# Anthem Oil, LLC (Agent, Tripp Steele) requests a conditional use to allow for
PR-2023- light vehicle sales in the MX-L zone for Lot X, Block D, North Carlisle Addn
008069 Redivision Plat, located at 4000 Carlisle BLVD NE, zoned MX-L [Section 14-
16-4-3(D)(20)] **CONTINUANCE**