



# **ZONING HEARING EXAMINER'S AGENDA**

TUESDAY, May 16, 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*

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For Inquiries Regarding This Agenda, Please Call the Planning Dept. at (505) 924-3894.

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**PLEASE ADDRESS ALL CORRESPONDENCE TO:**  
**Robert Lucero, Esq., Zoning Hearing Examiner at**  
**[suzannasanchez@cabq.gov](mailto:suzannasanchez@cabq.gov)**

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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-2023-00028 | Project#<br>PR-2023-<br>008187 | Roberta Lira (Agent, Jesus Lira) requests a permit carport for Lot 8, Block 14, Baron Burg Heights Mendelsbergs, located at 629 Cardenas DR SE, zoned R-1B [Section 14-16-5-5(F)(2)(a)(3)(b)] |
|----|---------------|--------------------------------|---|

APPROVAL WITH CONDITION

## OLD BUSINESS:

2. VA-2023-00038      Project#      Carlos Zamora requests a variance of 40 ft to the required 45 ft open space  
PR-2022-      buffer as indicated on the final plat for Lot 17A, Block 7, Volcano Cliffs Unit  
006500      5, located at 8001 Shiprock CT NW, zoned R-1D [Section 14-16-5-  
2(J)(2)(a)(1)]      APPROVAL WITH CONDITION
3. VA-2023-00068      Project#      Miranda Haley (Agent, Valley Fence Company) requests a permit-wall-  
PR-2023-      major in the front yard for Lot 8, Block 10, Ridgecrest Addn, located at 1212  
008351      Truman ST SE, zoned R-1B [Section 14-16-5-7(D)(3)(a)2]      DEFERRAL
4. VA-2023-00069      Project#      Miranda Haley (Agent, Valley Fence Company) requests a variance of 3 feet  
PR-2023-      to the allowed 3 foot wall height in the front yard for Lot 8, Block 10,  
008351      Ridgecrest Addn, located at 1212 Truman ST SE, zoned R-1B [Section 14-  
16-5-7(D)(1)]      DEFERRAL
5. VA-2023-00072      Project#      Hedy Pajonk requests a permit – wall – major in the front yard for Lot 9,  
PR-2023-      Block 1, Stronghurst Addn, located at 2901 Commercial ST NE, zoned R-1D  
008365      [Section 14-16-5-7(D)(3)(a)(2)]      DEFERRAL
6. VA-2023-00073      Project#      Hedy Pajonk requests a permit – wall – major in the front yard for Lot 10,  
PR-2023-      Block 1, Stronghurst Addn, located at 2901 Commercial ST NE, zoned R-1D  
008365      [Section 14-16-5-7(D)(3)(a)(2)]      DEFERRAL

## NEW BUSINESS:

7. VA-2023-00080      Project#      Stanley and Laura Gillespie request a variance of 10 feet to the required 15-  
PR-2023-      foot front yard setback for Lot 18, Block 5, Snelgrove – Kenneth L, located at  
008481      1505 Valencia DR NE, zoned R-1C [Section 14-16-5-1(C)]      APPROVAL
8. VA-2023-00081      Project#      Scott J. Bleck (Agent, Gilbert Austin) requests a permit – carport for Lot 3,  
PR-2023-      Block 4, Desert Terrace Unit 5, located at 6008 Brenda Ave NE, zoned R-1C  
008482      [Section 14-16-5-5(F)(2)(a)(3)(b)]      APPROVAL
9. VA-2023-00082      Project#      Christopher Salazar requests a wall permit major in the front yard for Lot 17,  
PR-2023-      Westway Hill, located at 1525 Atrisco DR NW, zoned R-1B [Section 14-16-5-  
008483      7(D)(3)(g)]      APPROVAL
10. VA-2023-00083      Project#      Christopher Salazar requests a variance of 2 ft to allow for a 5 ft solid wall in  
PR-2023-      the front yard for Lot 17, Westway Hill, located at 1525 Atrisco DR NW,  
008483      zoned R-1B [Section 14-16-5-7(D)(1)]      APPROVAL
11. VA-2023-00084      Project#      Michel Oliveira requests a conditional use to allow a cannabis business  
PR-2023-      within 600 of another cannabis business for Lot 12, Block 23, New Mexico  
008484      Town Company's Original Townsite, located at 228 Gold Ave SW, zoned  
MX-FB-UD [Section 14-16-4-3(D)(35)(c)]      APPROVAL

- |     |               |                            |   |
|-----|---------------|----------------------------|---|
| 12. | VA-2023-00085 | Project#<br>PR-2023-008485 | E & E LTD LLC (Agent, Chris Lee) requests a conditional use to allow cannabis retail within 600 ft of cannabis retail for Lot 7, San Mateo Heights Addn, located at 1017 San Mateo BLVD SE, zoned MX-L Section 14-16-4-3(D)(35)(c)] APPROVAL  |
| 13. | VA-2023-00086 | Project#<br>PR-2023-008486 | Lee Armador (Agent, David Fajardo) requests a conditional use to allow for cannabis consumption in an MX-L zone for Lot 12, Block 25, Mesa Village Weeks, located at 1309 Eubank Blvd NE, zoned MX-L [Section 14-16-4-3(D)(35)(i)] APPROVAL   |
| 14. | VA-2023-00087 | Project#<br>PR-2020-004765 | S & S Development LLC (Agent, Jeebs & Zuzu, LLC) requests a variance of 20 feet to the required 20-foot landscape buffer for Lot 24A, Block 8, Carter's Replat of Knob Heights Addn, located at 3511 Gibson BLVD SE, zoned MX-L [Section 14-16-5-6-(E)(3)] APPROVAL                                       |
| 15. | VA-2023-00088 | Project#<br>PR-2020-004765 | S & S Development LLC (Agent, Jeebs & Zuzu, LLC) requests a variance of 5 feet to the required 15 feet rear set back for Lot 24A, Block 8, Carter's Replat of Knob Heights Addn, located at 3511 Gibson BLVD SE, zoned MX-L [Section 14-16-5-1(D)(1)] APPROVAL  |
| 16. | VA-2023-00089 | Project#<br>PR-2020-004765 | S & S Development LLC (Agent, Jeebs & Zuzu, LLC) requests a variance of 26 to the required 47 parking space for a retail store for Lot 24A, Block 8, Carter's Replat of Knob Heights Addn, located at 3511 Gibson BLVD SE, zoned MX-L [Section 14-16-5-5] DEFERRAL  |
| 17. | VA-2023-00090 | Project#<br>PR-2023-008491 | Holly Elkins requests a permit – wall – major in the front yard for Lot 7, Block 8, Mesa Arriba, located at 3201 PITT ST NE, zoned R-1C [Section 14-16-5-7-(D)(3)(a)(2)] APPROVAL   |
| 18. | VA-2023-00091 | Project#<br>PR-2023-008491 | Holly Elkins requests a variance of 3 feet to the required 3 foot wall height for a front courtyard for Lot 7, Block 8, Mesa Arriba, located at 3201 PITT ST NE, zoned R-1C [Section 14-16-5-7(D)(1)] DEFERRAL  |
| 19. | VA-2023-00092 | Project#<br>PR-2022-007153 | Sawmill Bellamah Properties, LLC (RBPlanning, LLC, agent) requests a variance of 8 ft to the allowed 68 ft building height in an MX-H zone for Lot A, Stewart & Walker, located at 1904 Bellamah AVE NW, zoned MX-H [Section 14-16-5-1(D)(1)] APPROVAL WITH CONDITION                                     |
| 20. | VA-2023-00093 | Project#<br>PR-2022-007153 | Sawmill Bellamah Properties, LLC (Agent, RBPlanning, LLC) requests a variance of 2.5 ft to the allowed 68 ft building height in an MX-H zone for Lot 238C1A2A, MRGCD MAP 38, located at 1904 Bellamah AVE NW (99999 20 <sup>th</sup> ST NW), zoned MX-H [Section 14-16-5-1(D)(1)] APPROVAL WITH CONDITION |
| 21. | VA-2023-00094 | Project#<br>PR-2022-007153 | Sawmill Bellamah Properties, LLC (Agent, RBPlanning, LLC) requests a variance of 61 ft to the allowed 15 ft building height within 25 ft of the front lot line for Lot A, Stewart & Walker, located at 1904 Bellamah AVE NW, zoned MX-H [Section 14-16-3-4(M)(5)(c)] APPROVAL WITH CONDITION              |

22. VA-2023-00095 Project# Sawmill Bellamah Properties, LLC (Agent, RBPlanning, LLC) requests a  
PR-2022- variance of 55.5 ft to the allowed 15 ft building height within 25 ft of the front  
007153 lot line for Lot 238C1A2A, MRGCD MAP 38, located at 1904 Bellamah AVE  
NW (99999 20<sup>TH</sup> ST NW), zoned MX-H [Section 14-16-3-4(M)(5)(c)]  
APPROVAL WITH CONDITION
23. VA-2023-00096 Project# Lorri A. Dow Doss requests a permit – wall – major in the front yard for Lot  
PR-2023- 40, Block 12, Sandia Plaza, located at 616 Delamar Ave NW, zoned MX-L  
008501 [Section 14-16-5-7(D)(3)(a)(2)] APPROVAL
24. VA-2023-00097 Project# Lorri A. Dow Doss requests a variance of 3 feet to the allowed 3 Feet wall  
PR-2023- height in front yard for Lot 40, Block 12, Sandia Plaza, located at 616  
008501 Delamar Ave NW, zoned MX-L [Section 14-16-5-7(D)(1)] APPROVAL
25. VA-2023-00098 Project# Landco II LLC (Agent, Arch+Plan Land Use Consultants) requests a variance  
PR-2019- of .0801 acres to the allowed contextual lot size of 0.2738 acres for a  
002089 proposed lot size of .3539 acres for Lot 18-P1, Sunset Farm Unit 2, located  
at 239 Anna Maria PL SW, zoned R-1B [Section 14-16-5-1(C)(2)(b)(3)]  
APPROVAL
26. VA-2023-00099 Project# Landco II LLC (Agent, Arch+Plan Land Use Consultants) requests a variance  
PR-2019- of .0801 acres to the allowed contextual lot size of 0.2738 acres for a  
002089 proposed lot size of .3539 acres for Lot 19A-P1, Sunset Farm Unit 2, located  
at 243 Anna Maria PL SW, zoned R-1B [Section 14-16-5-1(C)(2)(b)(3)]  
APPROVAL
27. VA-2023-00100 Project# Peterson Prodigies LLC (Agent, ABQ Land Use Consulting, LLC) requests a  
PR-2018- variance of 3 ft to the required 3 ft wall height in the front & street side yard  
001844 for Lot 4A, Block 3, Mankato Place, located at 3820 Central AVE SE, zoned  
MX-M [Section 14-16-5-7(D)(1)] APPROVAL
28. VA-2023-00101 Project# Hosni Collections LLC (Agent, Alan Selmilovic) requests a conditional use to  
PR-2023- allow for cannabis retail within 600 feet of another cannabis retail for Lot 1A,  
008503 Block 5, Saraton Heights Subdivision, located at 5704 Lomas BLVD NE,  
zoned MX-M [Section 14-16-4-2] APPROVAL
29. VA-2023-00102 Project# Patsy Garcia-Barboa (Agent, Maria Elena Barboa-Reyes) requests a  
PR-2023- conditional use to allow a horse in an R-1B (Residential) zone for Lot 14,  
008504 Vista Alta Addn, located at 900 Alta Vista CT SW, zoned R-1B [Section 14-  
16-4-3(F)(3)(d)] DEFERRAL
30. VA-2023-00103 Project# Patsy Garcia-Barboa (Agent, Maria Elena Barboa-Reyes) requests a  
PR-2023- conditional use to allow a horse in an R-1B (Residential) zone for Lot 15,  
008504 Vista Alta Addn, located at 900 Alta Vista CT SW, zoned R-1B [Section 14-  
16-4-3(F)(3)(d)] DEFERRAL
31. VA-2023-00104 Project# Patsy Garcia-Barboa (Agent, Maria Elena Barboa-Reyes) requests a  
PR-2023- conditional use to allow a horse in an R-1B (Residential) zone for Lot 16,  
008504 Vista Alta Addn, located at 900 Alta Vista CT SW, zoned R-1B [Section 14-  
16-4-3(F)(3)(d)] DEFERRAL

32. VA-2023-00105 Project# Patsy Garcia-Barboa (Agent, Maria Elena Barboa-Reyes) requests a  
PR-2023- conditional use to allow a horse in an R-1B (Residential) zone for Lot 17,  
008504 Vista Alta Addn, located at 900 (904) Alta Vista CT SW, zoned R-1B  
[Section 14-16-4-3(F)(3)(d)] DEFERRAL
33. VA-2023-00106 Project# Tuggle Investments, LLC (Agent, ABQ Land Use Consulting) requests a  
PR-2023- variance of 3 ft to the require 3 ft fence height in the front yard for Lot A1,  
008505 Block 3, Knapp Heights Addn, located at 7009 Montgomery Blvd NE, zoned  
MX-M [Section 14-16-5-7(D)(1)] APPROVAL
34. VA-2023-00107 Project# Douglas Lopez (Agent, Douglas Jones) requests a variance of 7 feet to the  
PR-2023- required 10 foot side yard setback for Lot 2, Block 7, Granada Heights Add,  
008510 located at 3808 Lead AVE SE, zoned R-1D [Section 14-16-5-1(C)]  
DEFERRAL
35. VA-2023-00108 Project# Douglas Lopez (Agent, Douglas Jones) requests a variance of 5 feet & 10  
PR-2023- inches to the required 20 foot front yard setback for Lot 2, Block 7, Granada  
008510 Heights Add, located at 3808 Lead AVE SE, zoned R-1D [Section 14-16-5-  
1(C)] DEFERRAL
36. VA-2023-00109 Project# Leroy & Theresa Saiz requests a taller wall permit major for Lot 72, Block 4,  
PR-2023- Atrisco Village Unit 1 of Hoffman City, located at 10305 Cornelia CT SW,  
008517 zoned R-1C [Section 14-16-5-7(D)(3)(a)] APPROVAL WITH CONDITIONS
37. VA-2023-00110 Project# Leroy & Theresa Saiz request a variance of 3 feet to the required 3 foot wall  
PR-2023- height in front yard for Lot 72, Block 4, Atrisco Village Unit 1 of Hoffman City,  
008517 located at 10305 Cornelia CT SW, zoned R-1C [Section 14-16-5-7(D)(1)]  
APPROVAL WITH CONDITIONS
38. VA-2023-00111 Project# Calvin Hyer (Agent, Desi Brown) requests a conditional use to allow an  
PR-2023- accessory dwelling unit without a kitchen for Lot 5, Block 3, McDuffie Place  
008518 Addn Unit 3, located at 3310 Mackland Ave NE, zoned R-1B [Section 14-16-  
4-3(F)(5)(g)] APPROVAL
39. VA-2023-00112 Project# Titan Development, LLC (Agent, Dustin Vigil) requests a variance of 1 sign to  
PR-2020- the required 2 illuminated signs in R-MH Zone for Lot 1, The Foothills,  
004086 located at 6701 Tennyson ST NE, zoned R-MH [Section 14-16-5-  
12(E)(5)(b)(2)] APPROVAL
40. VA-2023-00113 Project# MLJR Properties Inc. (Agent, Joshua Mascarenas) requests a conditional  
PR-2023- use to allow for cannabis consumption in an NR-C zone for Lot 1A, Forest  
008522 Acres Addn, located at 5926 2<sup>ND</sup> ST NW, zoned NR-C [Section 14-16-4-  
3(D)(35)(i)] APPROVAL