



ZONING HEARING EXAMINER'S AGENDA

TUESDAY, May 16, 2023 9:00 A.M.

Join Zoom Meeting

<https://cabq.zoom.us/j/7044490999>

Meeting ID: 704 449 0999

One tap mobile

+1-669-900-6833,,7044490999# US (San Jose)

+1-253-215-8782,,7044490999# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 704 449 0999

Find your local number: <https://cabq.zoom.us/u/a2s7T1dnA>

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.

.....

INTERPRETER NEEDED:

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

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)]
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]
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)]
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)]
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)]

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)]
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)]
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)]
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)]
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)]

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

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 20TH ST NW), zoned MX-H [Section 14-16-3-4(M)(5)(c)]
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)]
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)]
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)]
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)]
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)]
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]
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)]
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)]
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)]

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)]
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)]
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)]
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)]
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)]
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)]
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)]
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)]
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 2ND ST NW, zoned NR-C [Section 14-16-4-
3(D)(35)(i)]