



ZONING HEARING EXAMINER'S AGENDA

TUESDAY, September 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

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) 924-3894.

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INTERPRETER NEEDED:

- | | | | |
|----|---------------|--------------------------------|--|
| 1. | VA-2023-00198 | Project#
PR-2023-
009032 | Patricia Martinez requests a wall permit major for Lot 22, Block E, Buena Ventura, located at 431 Glorieta St NE, zoned R-1B [Section 14-16-5-7(D)(3)] APPROVAL WITH CONDITIONS |
|----|---------------|--------------------------------|--|

2. VA-2023-00199 Project# Patricia Martinez requests a variance of 1 ft 11 inches to the allowed 3 ft
PR-2023- maximum wall height in the front and street side yard for Lot 22, Block E,
009032 Buena Ventura, located at 431 Glorieta St NE, zoned R-1B [Section 14-16-5-
7(D)] **DENIAL**

OLD BUSINESS:

3. VA-2023-00173 Project# Jeffrey & Sibylle Pilgrim request a permit-carport for Lot 16, Block 6, Huning
PR-2023- Castle Addn, located at 1715 Los Alamos Ave SW, zoned R-1D [Section 14-
008899 16-5-5(F)(2)(a)(3)(b)] **APPROVAL**
4. VA-2023-00180 Project# Debra Smith requests a variance of 1 ft to the allowed 8 ft wall height on the
side yard for Lot 105-P1, Tuscany Ridge Subd, located at 10611 Vista Bella
PI NW, zoned R-T [Section 14-16-5-7] **APPROVAL**

NEW BUSINESS:

5. VA-2023-00197 Project# Elva G Munoz (Agent, Gilbert Austin) requests a carport permit for Lot 56,
PR-2023- Grandview Heights, located at 408 60TH ST SW, zoned R-1C [Section 14-16-
009031 5-5(F)(2)(a)(3)(b)] **APPROVAL**
6. VA-2023-00200 Project# Louella Lopez requests a wall permit major in the front yard for Lot 67, Block
PR-2023- 1, Palisades Addn, located at 801 Hidalgo Cir NW, zoned R-1C [Section 14-
009033 16-5-7(D)(3)(a)(2)] **DEFERRAL**
7. VA-2023-00201 Project# Louella Lopez requests a variance of 3 feet to allow a 6 ft view fence at the
PR-2023- property line for Lot 67, Block 1, Palisades Addn, located at 801 Hidalgo Cir
009033 NW, zoned R-1C [Section 14-16-5-7(D)(3)(a)(2)] **DEFERRAL**
8. VA-2023-00202 Project# Paul van Gulick & Rebecca L. Blaine, Trust van Gulick/Blaine requests a
PR-2023- permit to protect solar rights for 1031 Monte Largo DR NE along the
009034 southern dwelling façade from 1027 Monte Largo DR NE for Lot 16, Block 6,
Ciudad Vista, located at 1031 Monte Largo Drive NE, zoned R-1C [Section
14-16-5-10(D)] **APPROVAL**
9. VA-2023-00204 Project# Harvey C. Ogden (Agent, Gilbert Austin) requests a carport permit for Lot 35,
PR-2023- Block 5, Grandview Heights, located at 1121 Landman DR NE, zoned R-1C
009035 [Section 14-16-5-5(F)(2)(a)(3)(b)] **APPROVAL**
10. VA-2023-00205 Project# Jordie Martin & Austin Cummings request a variance to allow 9 ft higher than
PR-2023- the primary dwelling (Primary Dwelling 13 ft, Proposed ADU height 22 ft) for
009037 Lot 5, Block 67, Terrace Addn, located at 1804 Silver AVE SE, zoned R-1B
[Section 14-16-5-11(C)(4)(b)] **APPROVAL**
11. VA-2023-00206 Project# Paula Metzner requests a variance of 3 feet 2 inches to the required 15-foot
PR-2023- rear setback for Lot 20, Block 7, Monterey Hills Addn, located at 3209
009038 Pershing AVE SE, zoned R-1C [Section 14-16-5-1] **APPROVAL**

12. VA-2023-00208 Project# Theresa Aguilar (Agent, Chris Welch) requests a variance of 10 ft to the
PR-2023- required 15 ft rear setback for Lot 1, Prairie Park, located at 7505 Rosette
009040 DR NW, zoned R-T [Section 14-16-5-1] **APPROVAL**

13. VA-2023-00209 Project# Parkland Hills, Inc. /Attn: Anthony Anella (Agent, JAG Planning & Zoning)
PR-2023- requests a variance of 29% to the minimum 60% surface of transparent
009041 windows/doors in CPO 8 for Lot B1, Parkland Hills Inc., located at 2900
Central AVE SE, zoned MX-M [Section 14-16-3-4(l)(5)(b)] **APPROVAL**

14. VA-2023-00210 Project# Crossroads @ 4th and Central, LLC c/o Peterson Prop (Agent, Matthew
PR-2023- Griego and Martin Valdez) Conditional Use to allow cannabis-derived
009042 products manufacturing within 300 ft of a school for Lot 19 and 20, located at
Original Townsite of ABQ, located at 313 Central AVE NW, zoned MX-FB-
UD [Section 14-16-4-3(E)(3)(d)] **CONTINUANCE**

15. VA-2023-00216 Project# Andy & Sandra Cordova a request a variance of 1 ft to the allowed 3ft wall
PR-2023- height in the front and street side yard for Lot 17, Block 12, Albright & Moore
009051 Addn, located at 607 Kinley AVE NW, zoned R-1A [Section 14-16-5-7(D)(1)]
APPROVAL

16. VA-2023-00217 Project# Andy & Sandra Cordova a request a wall permit major in the front and street
PR-2023- side yard for Lot 17, Block 12, Albright & Moore Addn, located at 607 Kinley
009051 AVE NW, zoned R-1A [Section 14-16-5-7(D)(3)] **APPROVAL**

17. VA-2023-00218 Project# Avatar Recoveries, LLC (Agent, St. Price Design) requests a variance of 3 ft
PR-2023- to the allowed 3ft wall height in the front yard for Tract 1, Mira Mesa Estates,
009053 located at 99999 Hanover RD NW, zoned MX-M [Section 14-16-5-7(D)]
APPROVAL

18. VA-2023-00219 Project# Avatar Recoveries, LLC (Agent, St. Price Design) requests a variance of 3 ft
PR-2023- to the allowed 3ft wall height in the front yard for Tract 2A, Mira Mesa
009053 Estates, located at 6500 Hanover RD NW, zoned MX-M [Section 14-16-5-
7(D)] **APPROVAL**

19. VA-2023-00220 Project# Guardian Airport Parking LLC C/O Larry Rieder (Agent, Consensus
PR-2021- Planning) requests a variance of 4 ft to the allowed 3 ft tall wall in the front
006259 and street side yards for Lots 4A, 5, 6, 7, 8, 11 and 12, Block 5, Clayton
Heights, located at 1717 Yale BLVD SE, zoned MX-M [Section 14-16-5-7(D)]
APPROVAL

20. VA-2023-00221 Project# Guardian Airport Parking LLC C/O Larry Rieder (Agent, Consensus
PR-2021- Planning) requests a variance of 4 ft to the allowed 3 ft tall wall in the front
006259 and street side yards for Lot 9, Block 5, Clayton Heights, located at 1709
Yale BLVD SE, zoned MX-M [Section 14-16-5-7(D)] **APPROVAL**

21. VA-2023-00222 Project# Guardian Airport Parking LLC C/O Larry Rieder (Agent, Consensus
PR-2021- Planning) requests a variance of 4 ft to the allowed 3 ft tall wall in the front
006259 and street side yards for Lot 10, Block 5, Clayton Heights, located at 1713
Yale BLVD SE, zoned MX-M [Section 14-16-5-7(D)] **APPROVAL**

22. VA-2023-00223 Project# Benjamin Sherman (Agent, Strata Design, Michelle Negrette) requests a wall
PR-2023- permit major for Lot 13, Block 2, Ridge Park Addn, located at 1433 Jefferson
009060 ST NE, zoned R-1C [Section 14-16-5-7(D)(3)] **APPROVAL**

23. VA-2023-00224 Project# Benjamin Sherman (Agent, Strata Design, Michelle Negrette) requests a
PR-2023- variance of 4 ft 6 inches to allow a 7 ft 6 inch solid wall on the street side for
009060 Lot 13, Block 2, Ridge Park Addn, located at 1433 Jefferson ST NE, zoned
R-1C [Section 14-16-5-7(D)(1)] **APPROVAL**