



AGENDA

PUBLIC HEARING ZONING HEARING EXAMINER CITY OF ALBUQUERQUE

Notice is hereby given that the Zoning Hearing Examiner, Robert Lucero, Esq., City of Albuquerque, will hold a public hearing via <https://www.zoom.us/> on Tuesday, October 15, 2024 beginning at 9:00 a.m.

Join Zoom Meeting

<https://cabq.zoom.us/j/6288000074>

Meeting ID: 628 800 0074

Attend by Phone

+1 (719) 359-4580

Meeting ID: 628 800 0074

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

Notice: If you have a disability and require special assistance to participate, or have special needs that require appearance in person, please contact the ZHE Administrative Assistant at (505) 924-3894 within seven days of the hearing to make your request.

All written correspondence must be addressed to Robert Lucero, Esq., Zoning Hearing Examiner, c/o ZHE Administrative Assistant, Planning Department, P.O. Box 1293, Albuquerque, NM, 87103, or email to PlanningZHE@cabq.gov.

Deadline for correspondence is 6 days prior to the date of public hearing as listed above.

INTERPRETER NEEDED:

1.	VA-2024-00238	PR-2024-010795	Rocio Romo requests a Permit for a Tall Wall - Major for Lot 348, Block 16, Atrisco Village Unit 2 of Hoffman City, located at 1623 Delgado Dr SW, zoned R-1C, [Section 14-16-5-7(D)(3) Table 5-7-2] APPROVAL WITH CONDITION
2.	VA-2024-00239	PR-2024-010795	Rocio Romo requests a Variance of 3 ft to the allowed 3ft wall height in front and street side yard Lot 348, Block 16, Atrisco Village Unit 2 of Hoffman City, located at 1623 Delgado Dr SW, zoned R-1C, [Section 14-16-5-7(D)(3) Table 5-7-1] APPROVAL WITH CONDITION
3.	VA-2024-00252	PR-2024-010829	Rosario G. Escobedo requests a Tall Wall Permit -Major for Lot 9, Block C, Carlos Rey, located at 5921 Carlos Rey Cir SW, zoned R-1C [Section 14-16-5-7(D)(1) Table 5-7-2] APPROVAL
4.	VA-2024-00253	PR-2024-010829	Rosario G. Escobedo requests a VARIANCE of 3 ft to allow for a 6 ft fence in the front yard for Lot 9, Block C, Carlos Rey, located at 5921 Carlos Rey Cir SW, zoned R-1C [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL
5.	VA-2024-00254	PR-2024-010830	Mabel Rosales requests a Conditional use approval for Family home Day Care for Lot Q, Block 1, Elder Homestead addn mankins replat blks, located at 817 Arizona St SE, zoned R-1C [Section 14-16-4-3(F)(8) Table 4-2-1] APPROVAL

OLD BUSINESS:

6.	VA-2023-00324	PR-2023-009519	Jacqueline Arguelles requests a Permit -- Carport for Lot 13, Rancho Alegre, located at 2444 Iris Road NW, zoned R-A [Section 14-16-5-5(F)(2(a)(3)] DEFERRAL
7.	VA-2024-00207	PR-2024-010687	Greg Carabajal (Agent Rick Bennett) requests a Conditional Use to allow for Self-Storage in a MX-L zone for Lot 4, Block 32, FARR--FREDERICK A ADDN, located at 1621 Arizona St NE, zoned MX-L [Section 14-16-4-2 Table 4-2-1] APPROVAL
8.	VA-2024-00208	PR-2024-010687	Greg Carabajal (Agent Rick Bennett) requests a Conditional Use to allow for Self-Storage in a MX-L zone for Lot 5, Block 32, FARR--FREDERICK A ADDN, located at 1621 Arizona St NE, zoned MX-L [Section 14-16-4-2 Table 4-2-1] APPROVAL
9.	VA-2024-00209	PR-2024-010687	Greg Carabajal (Agent Rick Bennett) requests a Conditional Use to allow for Self-Storage in a MX-L zone for Lot 6, Block 32, FARR--FREDERICK A ADDN, located at 1621 Arizona St NE, zoned MX-L [Section 14-16-4-2 Table 4-2-1] APPROVAL
10.	VA-2024-00210	PR-2024-010687	Greg Carabajal (Agent Rick Bennett) requests a Conditional Use to allow for Self-Storage in a MX-L zone for Lot 7, Block 32, FARR--FREDERICK A ADDN, located at 1621 Arizona St NE, zoned MX-L [Section 14-16-4-2 Table 4-2-1] APPROVAL

11.	VA-2024-00211	PR-2024-010687	Greg Carabajal (Agent Rick Bennett) requests a Conditional Use to allow for Self-Storage in a MX-L zone for Lot 8, Block 32, FARR--FREDERICK A ADDN, located at 1621 Arizona St NE, zoned MX-L [Section 14-16-4-2 Table 4-2-1] APPROVAL
12.	VA-2024-00212	PR-2024-010687	Greg Carabajal (Agent Rick Bennett) requests a Conditional Use to allow for Self-Storage in a MX-L zone for Lot 9, Block 32, FARR--FREDERICK A ADDN, located at 1621 Arizona St NE, zoned MX-L [Section 14-16-4-2 Table 4-2-1] APPROVAL
13.	VA-2024-00213	PR-2024-010687	Greg Carabajal (Agent Rick Bennett) requests a Conditional Use to allow for Self-Storage in a MX-L zone for Lot 10, Block 32, FARR--FREDERICK A ADDN, located at 1621 Arizona St NE, zoned MX-L [Section 14-16-4-2 Table 4-2-1] APPROVAL
14.	VA-2024-00220	PR-2024-010720	Stephen & Sandy Rock request a VARIANCE 6 ft for an accessory building to exceed the allowed height of the primary building and the rear yard wall for Lot 17, Block 101, Bel-Air, located at 2504 Cagua Dr NE, zoned R-1C [Section 14-16-5-11(C)(4)(b)] APPROVAL
15.	VA-2024-00221	PR-2024-010720	Stephen & Sandy Rock request a VARIANCE of 10 ft to the 10 ft side yard setback for an accessory building for Lot 17, Block 101, Bel-Air, located at 2504 Cagua Dr NE, zoned R-1C [Section 14-16-5-11(C)(4)(c)] APPROVAL
16.	VA-2024-00223	PR-2024-010728	TGG LLC (Agent Isaccson & Arfman, Inc - Justin Simenson) requests a Variance of 5,266 sq ft to the required 10,890 sq ft lot size in the R-A zone for Lot 43/NLY Portion of, Alvarado Gardens Unit 2, located at 2827 Rio Grande Blvd NW, zoned R-A [Section 14-16-5-1(C) Table 5-1-1] DEFERRAL
17.	VA-2024-00226	PR-2024-010731	Beverly Robberson requests a VARIANCE of 8 ft to the required 15 ft rear setback for Lot 28, Block 7, Desert Terrace Addn Unit 1, located at 4501 Sherwood St NE, zoned R-1C [Section 14-16-5-1 Table 5-1-1] APPROVAL
18.	VA-2024-00227	PR-2024-010733	Cynthia Dyer requests a VARIANCE of 5 ft to the required 5 ft side yard setback for Lot 173 A, Trinity Ranch, located at 5902 Azuelo Ave NW, zoned R-1C [Section 14-16-5-1 Table 5-1-1] APPROVAL
<u>NEW BUSINESS:</u>			
19.	VA-2024-00232	PR-2024-010754	Claudia Rodriquez-Castillo requests a Variance of 5ft to the required 10ft side yard setback in a R-1D zone for Lot 29, Block 5, Volcano Cliffs Unit 7, located at 6421 San Ildefonso Dr NW, zoned R-1D [Section 14-16-5-1 Table 5-1-1] APPROVAL

20.	VA-2024-00234	PR-2024-010759	8000 Montgomery Blvd (Agent RBA Architecture (Randy Barnes)) requests a Variance of 3ft to the required 3ft wall height in front yard for Lot 1, Vista Montana Complex Addn, located at 8000 Montgomery Blvd NE, zoned R-MH [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL
21.	VA-2024-00235	PR-2024-010759	8000 Montgomery Blvd (Agent RBA Architecture (Randy Barnes)) requests a Variance of 3ft to the required 3ft wall height in front yard for Lot 2, Vista Montana Complex Addn, located at 8000 Montgomery Blvd NE, zoned R-MH [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL
22.	VA-2024-00236	PR-2024-010787	Steve and Nicole Craner request a Permit for a Court yard Tall Wall - Major for Lot 12, La Cueva Tierra, located at 8904 Helmick Pl NE, zoned R-1C [Section 14-16-5-7(D)(3) Table 5-7-2] APPROVAL
23.	VA-2024-00241	PR-2024-010800	KEMPER COMMERCIAL LLC, Craig and Carol request a VARIANCE of 2 feet to the allowed 6ft wall height along the street side for Lot 7-A, JOURNAL CENTER, located at 4015 Hawkins St NE, zoned NR-LM [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL
24.	VA-2024-00242	PR-2024-010801	1401 Pennsylvania St Apartments LLC (Agent RBA Architecture - Randy Barns) requests a Variance of 3ft to the required 3ft wall height in front and street side yard for Lot L1, Winrock Center Addn No 2, located at 1401 Pennsylvania St NE zoned MX-M [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL
25.	VA-2024-00243	PR-2024-010802	4740 DILLON DRIVE LLC C/O MALIK HASAN (Agent Gary Anzuini) requests a VARIANCE of 68.4% to the required 30% windows required of a façade for Lot A, Block B, LINCOLN ADDN, located at 2300 6th St NW, zoned MX-M [Section 14-16-5-5-11(E)(2)(b)(2)] APPROVAL
26.	VA-2024-00244	PR-2024-010816	Albq. Cellular Telephone CO c/o Bell Atlantic Mobile System (Agent, Ammon Garrett - Verizon Wireless Services, LLC.) requests a VARIANCE of 5ft to the allowed 3ft wall height in front and street side yard for Lot 1, Block 41, Valley View Addn, located at 145 Quincy St NE, zoned MX-M [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL
27.	VA-2024-00245	PR-2024-010816	Albq. Cellular Telephone CO c/o Bell Atlantic Mobile System (Agent, Ammon Garrett - Verizon Wireless Services, LLC.) requests a VARIANCE of 5ft to the allowed 3ft wall height in front and street side yard for Lot 2, Block 41, Valley View Addn, located at 145 Quincy St NE, zoned MX-M [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL

28.	VA-2024-00246	PR-2024-010816	Albq. Cellular Telephone CO c/o Bell Atlantic Mobile System (Agent, Ammon Garrett - Verizon Wireless Services, LLC.) requests a VARIANCE of 5ft to the allowed 3ft wall height in front and street side yard for Lot 3, Block 41, Valley View Addn, located at 145 Quincy St NE, zoned MX-M [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL
29.	VA-2024-00247	PR-2024-010816	Albq. Cellular Telephone CO c/o Bell Atlantic Mobile System (Agent, Ammon Garrett - Verizon Wireless Services, LLC.) requests a VARIANCE of 5ft to the allowed 3ft wall height in front and street side yard for Lot 4, Block 41, Valley View Addn, located at 145 Quincy St NE, zoned MX-M [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL
30.	VA-2024-00248	PR-2024-010816	Albq. Cellular Telephone CO c/o Bell Atlantic Mobile System (Agent, Ammon Garrett - Verizon Wireless Services, LLC.) requests a VARIANCE of 5ft to the allowed 3ft wall height in front and street side yard for Lot 5, Block 41, Valley View Addn, located at 145 Quincy St NE, zoned MX-M [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL
31.	VA-2024-00249	PR-2024-010816	Albq. Cellular Telephone CO c/o Bell Atlantic Mobile System (Agent, Ammon Garrett - Verizon Wireless Services, LLC.) requests a VARIANCE of 5ft to the allowed 3ft wall height in front and street side yard for Lot 6, Block 41, Valley View Addn, located at 145 Quincy St NE, zoned MX-M [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL
32.	VA-2024-00250	PR-2024-010817	New Mexico Veterans Integration Center (Agent Ruben Medina) requests a VARIANCE of 3ft to the allowed 3ft wall/fence height in the front yard for Lot A, Mulberry Properties, located at 2701 Mulberry St SE, zoned MX-L [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL
33.	VA-2024-00251	PR-2024-010828	Kim & Charles Whitley (Agent Michelle Negrette) request a Variance of 5ft to the required 5ft side yard setback for Lot 4, Block 18, Monte Vista Addn, located at 430 Richmond Pl NE, zoned R-1B, [Section 14-16-5-1 Table 5-1-1] APPROVAL
34.	VA-2024-00255	PR-2024-010831	Nadia L. Garcia requests a Permit - Carport for Lot 21, Gonzalez-HC Addn, located at 820 Dolores Dr NW, zoned R-1C [Section 14-16-5-5(f)(2)(b) Ref 14-16-6-6(G)] APPROVAL
35.	VA-2024-00256	PR-2024-010832	David Barrett (Agent Abraham Alire) request a Permit for a Tall Wall - Major for Lot A, Block 1, Country Club Addn, located at 1114 Roma Ave NE, zoned R-1B [Section 14-16-5-7(D)(3) Table 5-7-2] DENIAL

36.	VA-2024-00257	PR-2024-010832	David Barrett (Agent Abraham Alire) requests a Variance of 3ft to the required 3ft wall height in front yard for Lot A, Block 1, Country Club Addn, located at 1114 Roma Ave NE, zoned R-1B [Section 14-16-5-7(D)(1) Table 5-7-1] DENIAL
37.	VA-2024-00258	PR-2024-010833	Franklin F. Elliott (Agent Gilbert F. Austin / Austin's Carports) requests a PERMIT- CARPORT for Lot 16, Block K, San Gabriel Village Unit 2, located at 10421 San Marino Rd NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)(3)] APPROVAL
38.	VA-2024-00262	PR-2024-010860	Faith Lutheran Church - Amber Webb (Agent JAG Planning & Zoning LLC - Juanita Garcia) requests a Variance of 135 ft to the required 200' distance for an Illuminated Sign to be visible from a residential zone for Lot ZIA, Academy Place, located at 10000 Spain Rd NE [Section 14-16-5-12(E)(5)(c)(1)] DENIAL
39.	VA-2024-00263	PR-2024-010861	Rosemary Gibson (Agent Gilbert Austin / Austin's Carport) requests a Carport Permit for Lot 8, Block D, Summer Ray Unit 2, located at 6204 Sunray Rd NW, zoned R-1B [Section 14-16-5-5(F)(2)(3) Ref 14-16-6-6(G)] APPROVAL
40.	VA-2024-00264	PR-2024-010862	Albuquerque Monthly Meeting Religious Society (Minor Morgan) requests a Variance of 3ft to the allowed 3ft tall fence height in front and street side yard for Lot 19A, Block 2, Ives Addn, located at 1600 5th St NW, zoned R-1A [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL
41.	VA-2024-00265	PR-2024-010863	Michael Hess requests a Conditional Use to allow for Nicotine Retail Sales in an MX-M zone for Lot 24, Block 33, Tijeras Place Addn, located at 5517 Central Ave NE, zoned MX-M [Section 14-16-4-2 Table 4-2-1 Ref 14-16-4-3(D)(40)] APPROVAL
42.	VA-2024-00266	PR-2024-010863	Michael Hess requests a Conditional Use to allow for Nicotine Retail Sales in an MX-M zone for Lot 25, Block 33, Tijeras Place Addn, located at 5517 Central Ave NE, zoned MX-M [Section 14-16-4-2 Table 4-2-1 Ref 14-16-4-3(D)(40)] APPROVAL
<u>ALTERNATE ZHE (Note: Will be heard no earlier than 3:30 pm):</u>			
43.	VA-2024-00204	PR-2024-010656	Jeremy Nelson requests a Variance of 7 ft 10 inches to the required 10 ft side setback in a R-A zone for Lot 97B, MRGCD Map 34, located at 2611 Rio Grande Blvd NW, zoned R-A [Section 14-16-5-1 Table 5-1-1] APPROVAL