



ZONING HEARING EXAMINER'S AGENDA

TUESDAY, March 19, 2024 9:00 A.M.

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*Robert Lucero, Esq., Zoning Hearing Examiner
Lorena Patten-Quintana, ZHE Sr. Planner*

All interested parties should appear at 9:00 am to hear any changes to the agenda.

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
wfoster@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.

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<u>OLD BUSINESS:</u>			
1.	VA-2023-00198	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)]
			CONTINUANCE

2.	VA-2023-00199	PR-2023-009032	Patricia Martinez requests a variance of 1 ft 11 inches to the allowed 3 ft maximum wall height in the front and street side yard for Lot 22, Block E, Buena Ventura, located at 431 Glorieta St NE, zoned R-1B [Section 14-16-5-7(D)] CONTINUANCE
3.	VA-2023-00211	PR-2023-009043	7315 Central, LLC (Agent, Chris Lee) requests a conditional use to allow on-site cannabis consumption for Lot 9, Block 3, Clayton Heights, located at 1309 Yale BLVD SE, zoned MX-M [Section 14-16-4-3(D)(35)(i)] CONTINUANCE
4.	VA-2023-00288 VA-2023-00353	PR-2023-009336	Beverly Gonzales requests a permit fence major in the front yard for Lot 12, Block 3, Katherine Nichole Addn, located at 7222 Cleghorn RD NW, zoned R-T [Section 14-16- 5-7(D)(1)] DENIAL
5.	VA-2023-00340	PR-2023-009620	Brad Salzbrenners requests a variance of 3 feet 10 inches for an accessory building taller than the existing house of 11 ft 8 inches for Lot 28, Block 48, Four Hills Village Twelfth Installment, located at 1515 Soplo Rd SE, zoned R-1D [Section 14-16-5-1] WITHDRAWN
6.	VA-2023-00344	PR-2023-009326	Beverly Gonzales requests a variance of 3 feet to the allowed 3 feet fence height in the front yard for Lot 12, Block 3, Katherine Nichole Addn, located at 7222 Cleghorn RD NW, zoned R-T [Section 14-16- 5-7(D)(1)] DENIAL
7.	VA-2023-00372	PR-2023-009708	Brian Craig (Agent, Carlos Casillas) requests a conditional use to allow on-site cannabis consumption for Lot 18, Block 16, New Mexico Town Company's Original Townsite, located at 211 Gold Ave SW, zoned MX-FB-UD [Section 14-16-4-3(D)(35)(i)] DENIAL
8.	VA-2023-00374	PR-2023-009710	Robert & David Santillanes (Agent, David Walker) request a variance of 5 feet to the required 10 feet street side setback for Lot 1, Block 26, Ridgecrest Addn, located at 1001 Washington ST SE, zoned R-1B [Section 14-16-5-1]. DEFERRED
<u>NEW BUSINESS:</u>			
9.	VA-2024-00018	PR-2024-009885	Dominic Holguin requests a conditional use to allow cannabis consumption for Lot 5, Block 0000, San Mateo Heights Addn, located at 1027 San Mateo Boulevard SE, zoned MX-L [Section 14-16-4-3(D)(35)(i)] APPROVAL WITH CONDITIONS
10.	VA-2024-00019	PR-2024-009893	Alma P. Ortiz request a conditional use for a Family Home Daycare for up to 12 children for Lot 140, Block 8, Atrisco Village Unit 1 of Hoffman City, located at 1111 Carla Street SW, zoned R-1C [Section 14-16-4-3(F)(8)] APPROVAL
11.	VA-2024-00022	PR-2024-009918	R1 Temple, LLC (Agent, Santos Rodriguez) request a variance of 3 FT to the allowed 3 FT wall height in the front and street-side yards for Lot 2, Block 10, Virginia Place Addn, located at 1258 Ortiz Drive SE, zoned MX-L [Section 14-16-5-7(D)(1)] APPROVAL

12.	VA-2024-00023	PR-2024-009921	Central Market LTD (Agent, Compass Realty) request a conditional use to allow cannabis retail within 600 feet of another cannabis retail for Lot 14, Block 10, Original Townsite of ABQ, located at 301 Central Avenue NW, zoned MX-FB-UD [Section 14-16-4-3(D)(35)(c)] CONTINUANCE
13.	VA-2024-00024	PR-2024-009923	Wyndi Johnson requests a Wall Permit-Major for Lot 12, Block 5, Broad Acres Addn, located at 2632 Espanola Street NE, zoned R-1C [Section 14-16-5-7(D)(3)] DENIAL
14.	VA-2024-00025	PR-2024-009926	Johan and Brenda Gabaldon (Agent, Kim Rodarte-Wolf) request a variance of 4 FT 2 inches to the required 10 FT side setback on the south side of the lot for Lot 28, Block 2, SARATOGA, located at 5305 Hayes Drive NW, zoned R1-D [Section 14-16-2-3(B)(2)] DEFERRED
15.	VA-2024-00027	PR-2024-009934	Raul Garza (Agent, Consensus Planning) requests a variance of 10 FT to the required 10 FT front setback in CPO-1 for Lot 13, Block G, Atlantic & Pacific Addn, located at 721 2 nd Street SW, zoned RM-L [Section 14-16-3-4(B)(3)(c)] APPROVAL
16.	VA-2024-00028	PR-2024-009934	Raul Garza (Agent, Consensus Planning) request a variance of 15 FT to the required 15 FT rear setback for Lot 13, Block G, Atlantic & Pacific Addn, located at 721 Second Street SW, zoned RM-L [Section 14-16-5-1] APPROVAL
17.	VA-2024-00029	PR-2024-009935	Devin Duffy-Halsetha requests a variance of 3 FT to the allowed 3 FT wall in the street side yard for Lot 14, Block 62, Snow Heights Addn, located at 2522 Britt Street NE, zoned R-1B [Section 14-16-5-7(D)(I)] DEFERRED
18.	VA-2024-00030	PR-2024-009923	Wyndi Johnson request a variance of 4 FT to the 3 FT wall height in the front yard for Lot 12, Block 5, Broad Acres Addn, located at 2632 Espanola Street NE, zoned R-1C [Section 14-16-5-7(D)(3)] DENIAL
19.	VA-2024-00031	PR-2024-009935	Devin Duffy-Halsetha request a Wall Permit-Major for Lot 14, Block 62, Snow Heights Addn, located at 2522 Britt Street NE, zoned R-1B [Section 14-16-5-7(D)(3)] DEFERRED
20.	VA-2024-00032	PR-2024-009347	Jo Ann Yates (Agent, Kenyatta Harris) request a conditional use to allow cannabis consumption for Lot 7B1, Block D, County Addn, located at 1302 Broadway Boulevard NE, zoned NR-LM [Section 14-16-4-3(D)(35)(i)] DEFERRED