



ZONING HEARING EXAMINER'S AGENDA

TUESDAY, April 16, 2024 9:00 A.M.

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*Robert Lucero, Esq., Zoning Hearing Examiner
Lorena Patten-Quintana, ZHE 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
dihernandez@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>INTERPRETER NEEDED:</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
<u>OLD BUSINESS:</u>			
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consumption for Lot 9, Block 3, Clayton Heights, located at 1309 Yale BLVD SE, zoned MX-M [Section 14-16-4-3(D)(35)(i)] WITHDRAWN
4.	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]. APPROVAL
5.	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)] APPROVAL
6.	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)] APPROVAL
7.	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)] APPROVAL
8.	VA-2024-00031	PR-2024-009935	Devin Duffy-Halsetha requests 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)] APPROVAL
9.	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)] DENIAL
<u>NEW BUSINESS:</u>			
10.	VA-2024-00014	PR-2024-009826	Komal Dhillon-Duran & Jeremy Navarro, (Agent Miguel Martinez) request a Conditional Use to allow for on-site cannabis consumption for Lot 33B, Block A, Sombra Del Monte, located at 2527 Wyoming Blvd NE, zoned MX-T [14-16-4-3(0)(35)(i)] APPROVAL WITH CONDITION
11.	VA-2024-00039	PR-2024-010010	Robert Berget requests a Conditional use to allow a cannabis retail within 600ft of another Cannabis retail location for Lot A1, Block 55, Bel-Air, located at 3107 San Mateo Blvd NE, zoned MX-X [14-16-4-3(D)(35)(c)] APPROVAL
12.	VA-2024-00040	PR-2024-010011	Ryan Gunter requests a Wall Permit - Major for Lot 2, Block 38, Snow Heights Addn, located at 9604 Euclid Ave NE, zoned R-1B [14-16-5-7(D)(3) Table 5-7-2] DEFERRAL

13.	VA-2024-00041	PR-2024-010011	Ryan Gunter requests a Variance of 3 ft to the allowed 3ft fence in front and side yard for Lot 2, Block 38, Snow Heights Addn, located at 9604 Euclid Ave NE, zoned R-1B [4-16-5-7(D)(I) Table 5-7-1] DEFERRAL
14.	VA-2024-00043	PR-2024-010012	Joseph & Marissa Conroy request a Variance of 15 ft to the required 25 ft rear setback for Lot 4-P1, Block 0, Rio Del Norte, located at 2515 Griegos Pl NW, zoned R-A [14-16-5-1 Table 5-1-1] APPROVAL
15.	VA-2024-00044	PR-2022-007290	AHEPA 501 - III LLC requests a Variance of 143-sq ft of Usable Open Space to required 225-sq ft of Usable Open Space per Dwelling Unit for Lot A1A2C1, Block 0000, Hubell Plaza, located at 6620 Bluewater Rd. NW, zoned R-ML [14-16-5-I(C)(I) Table 5-1-1] APPROVAL
16.	VA-2024-00045	PR-2022-007290	AHEPA 501 - III LLC requests a Variance of 11-feet to the maximum allowed height of 38-feet for Lot A1A2C1, Block 0000, Hubell Plaza, located at 6620 Bluewater Rd. NW, zoned R-ML [14-16-5-I(C)(I) Table 5-1-1] APPROVAL
17.	VA-2024-00046	PR-2022-007290	AHEPA 501 - III LLC requests a Variance of 0.65 to required 1.5 minimum Parking space per Dwelling Unit to allow for .85 parking space per unit for Lot A1A2C1, Block 0000, Hubell Plaza, located at 6620 Bluewater Rd. NW, zoned R-ML [14-16-5-5(C)(2) Table 5-5-1] APPROVAL
18.	VA-2024-00050	PR-2024-010030	Reyes Jaquez, (Agent, Baked Buds) requests a Conditional use to allow for a cannabis retail within 600ft of another cannabis retail location for Lot 5 TR-H, Block 0000, Coles Industrial NO 2, located at 3400 Vassar Dr NE, zoned NR-LM [14-16-4-3(D)(35)(c)] APPROVAL
19.	VA-2024-00051	PR-2024-010031	Kaplan Central LLC - Art Kaplan, (Agent, Joe Garcia - VP of Operations) requests a Variance of 3ft to the allowed 3ft wall height in street side yard for Lot B/Parcel, Block 38, Valley View Addn, located at 5115 Central Ave NE, zoned MX-M [14-16-5-7(D)(1) Table 5-7-1] APPROVAL
20.	VA-2024-00077	PR-2024-010031	Kaplan Central LLC - Art Kaplan, (Agent, Joe Garcia - VP of Operations) requests a Variance of 3ft to the allowed 3ft wall height in street side yard for Lot A/Parcel, Block 38, Valley View Addn, located at 5115 Central Ave NE, zoned MX-M [14-16-5-7(D)(1) Table 5-7-1] APPROVAL
21.	VA-2024-00052	PR-2024-010035	John Hart requests For a Permit - Carport for Lot 1, Block 22, Inez Addn, located at 2039 Utah St NE, zoned R-1C [14-16-5-5(F)(2)(a)3b] APPROVAL
22.	VA-2024-00053	PR-2024-010036	Jamie Calderon Torres requests a Conditional Use to allow up to 12 Children in a family home day care for Lot 13, Block 18, Altamont Addn, located at 3416 La Veta Dr NE, zoned R-1B [14-16-4-2 Table 4-2-1] APPROVAL
23.	VA-2024-00057	PR-2024-010051	Ruby Apodaca requests a Conditional use to allow up to 12 children in a Family Home Day Care for Lot 9A, Block 16, Albright & Moore Addn, located at 627 Bellamah Ave NW, zoned R-1A [14-16-4-2 Table 4-2-1] APPROVAL

24.	VA-2024-00060	PR-2024-010056	Dennis & Gloria Mulnix request a Permit- Carport for Lot 11-P1, Block 8, Parkwest Unit 3, located at 2204 Wedgewood Ct NW, zoned R-1B [14-16-5-5(F)(2)(a)3b] APPROVAL
25.	VA-2024-00061	PR-2024-010060	CRE MOB LLC (Ken Goldman), (Agent, Juanita Garcia) requests a Conditional Use to allow a Blood Services Facility for Lot 333A1A, 0000, Town of Atrisco Grant Unit 8, located at 2551 Coors BLVD NW, zoned MX-M [Section 14-16-4-2] APPROVAL
26.	VA-2024-00063	PR-2024-010066	Christopher & Janice Baca request a Variance of 10 ft to the required 15 ft front yard setback for Lot 305, Block 0000, Rio Grande Height Addn, located at 620 Desert Dr SW, zoned R-ML [Section 14-16-5-1 Table 5-1-1] APPROVAL
27.	VA-2024-00064	PR-2024-010066	Christopher & Janice Baca request a Variance of 10 ft to the required 15 ft rear yard setback for Lot 305, Block 0000, Rio Grande Height Addn, located at 620 Desert Dr SW, zoned R-ML [Section 14-16-5-1 Table 5-1-] APPROVAL
28.	VA-2024-00073	PR-2024-010093	Aces & Eights Development- Nicosha Schedlbauer requests a Variance of 9 ft to the required 15 ft Edge Buffer landscaping for Lot A, Block 0000, McMahon Commons, located at 99999 McMahon Blvd NW, zoned MX-L [14-16-5-6(E) Table 5-6-4] APPROVAL
29.	VA-2024-00074	PR-2024-010093	Aces & Eights Development- Nicosha Schedlbauer requests a Variance of 41 ft to the required 50 ft separation from a protected lot for Lot A, Block 0000, McMahon Commons, located at 99999 McMahon Blvd NW, zoned MX-L [14-16-5-9(D)(1)(b)(1)] APPROVAL
30.	VA-2024-00075	PR-2024-010093	Aces & Eights Development- Nicosha Schedlbauer requests a Variance of 3 ft to the required 6 ft opaque wall for visual screening for Lot A, Block 0000, McMahon Commons, located at 99999 McMahon Blvd NW, zoned MX-L [14-16-5-9(D)(1)] APPROVAL WITH CONDITION