



## **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, May 20, 2025 beginning at 9:00 a.m.

Join Zoom Meeting

<https://cabq.zoom.us/j/9756087372>

**Meeting ID: 975 608 7372**

Attend by Phone

+1 (719) 359-4580

Meeting ID: 975 608 7372

Find your local number: <https://cabq.zoom.us/j/9756087372>

Please contact City Planning staff via the information below for any of the following:

- To request details about the cases below.
- At least 72 hours prior to the hearing:
  - For individuals with disabilities to request special assistance to participate at the public hearing.
  - To request interpretation into other languages at the hearing.

#### Contact Information

- Email: [PlanningZHE@cabq.gov](mailto:PlanningZHE@cabq.gov)
- Phone: 505-924-3860, option for Boards and Commissions, or TTY 711

To submit written comments on any of the cases below, please submit by **5 PM on Wednesday, May 14.**

- Mail: Robert Lucero, Esq., Zoning Hearing Examiner, c/o ZHE Administrative Assistant, Planning Department, P.O. Box 1293, Albuquerque, NM, 87103
- Email: [PlanningZHE@cabq.gov](mailto:PlanningZHE@cabq.gov)
- Online: Visit <https://cabq.gov/zhe-public-comment> to submit a comment about a case online.

The following items will be considered:

**INTERPRETER NEEDED:**

|    |                |                |   |
|----|----------------|----------------|---|
| 1. | MZP-2025-00003 | PR-2025-020042 | Cynthia Hernandez requests a Tall Wall Permit – Major for 14, Block 2, Katherine Village, located at 3421 Abbey Ct NW, zoned R-T (G-11) [IDO Section 14-16-5-7(D)(1), Table 5-7-1].<br><b>DENIAL</b>  |
| 2. | VA-2025-00015  | PR-2025-020042 | Cynthia Hernandez requests a Variance of 3ft to the allowed 3ft wall height in the front yard for Lot 14, Block 2, Katherine Village, located at 3421 Abbey Ct, zoned R-T (G-11) [IDO Section 14-16-5-7(D)(1), Table 5-7-1].<br><b>DENIAL</b> |

**NEW BUSINESS:**

|    |                |      |  |
|----|----------------|------|--|
| 3. | CU-2025-00007  | None | Marjorie Lunderville (Agent, Cynthia Allen) requests a Conditional Use to allow a Kennel in a MX-M zone for North 52.8 feet of the South 289.45 feet portion of Lot 9, Block 42, Snow Heights Addn., located at 1913 Eubank Blvd NE, zoned MX-M [IDO Section 14-16-4-2 Table 4-2-1; 4-3(D)(4)].<br><b>APPROVAL</b> |
| 4. | CU-2025-00009  | None | Izabela Sanchez (Agent Michael Williams) requests a Conditional Use for Nicotine Retail for Lot C1, One Presidential Plaza, located at 4500 Osuna Rd NE, zoned NR-BP (E-17) [IDO Section 14-16-4-2, Table 4-2-1; 4-3(D)(40)].<br><b>APPROVAL WITH CONDITION</b>  |
| 5. | CU-2025-00011  | None | Lillian Garcia requests a Conditional Use to allow a Family Home Day Care for Lot 21, Block 5, La Reina De Los Altos Unit 1, located at 10517 Toltec Rd NE, zoned R-1C (G-21) [IDO Section 14-16-4-2, Table 4-2-1; 4-3(F)(8)].<br><b>APPROVAL</b>  |
| 6. | CU-2025-00012  | None | Greg L. Folz (Agent Juanita Garcia - JAG Planning & Zoning) requests a Conditional Use for Outdoor Vehicle Storage for Lot C-3-A1-A1-A-2, Seven Bar Ranch, located at 99999 NM 528 NW, zoned NR-BP (A-14) [IDO Section 14-16-4-2, Table 4-2-1; 4-3(D)(21)].<br><b>APPROVAL</b>                                     |
| 7. | CU-2025-00010  | None | Sajjad Shaikh (Agent, Sylvia Shaikh) request a Conditional Use to allow a Family Home Day Care for Lot 1-P1, Block 1, The Estates at Tanoan, located at 7019 Starshine St NE, zoned R-1D (D-11-Z) [IDO Section 14-16-4-2, Table 4-2-1; 4-3(F)(8)].<br><b>APPROVAL WITH CONDITION</b>                               |
| 8. | MZP-2025-00002 | None | Marianne Calonico requests a Carport Permit for Lot 170, Homestead Hills North, located at 4808 Choctaw Trl NW, zoned R-1C (D-11) [IDO Section 14-16-5-5(F)(2)(a)(3); Section 14-16-6-6(G)].<br><b>APPROVAL</b>  |
| 9. | MZP-2025-00004 | None | David Yowell – T-Mobile (Agent Lisa Cianciolo – GastingerWalker&) requests a Variance of 2 feet to the 6-foot maximum wall height for Tract F2B1, Broadbent Business Park, located at 1201 Menaul Blvd NE, zoned NR-LM (H-15) [IDO Section 14-16-5-7(D); Table 5-7-1].<br><b>APPROVAL</b>                          |

|     |                |                |  |
|-----|----------------|----------------|--|
| 10. | MZP-2025-00005 | None           | George Luger (Agent Don Dudley – G Donald Dudley Architect Ltd) requests a Carport Permit to add a 10'x22' carport attached to existing house for Lot H1A, Block 12, Country Club Addn, located at 643 Cedar ST NE, zoned R-1B (J-15) [IDO Section 14-16-5-5(F)(2)(a)(3); Section 14-16-6-6(G)].<br><b>APPROVAL</b>  |
| 11. | MZP-2025-00006 | PR-2025-020051 | Douglas Moya (Agent, Elvia Herrera) requests a Tall Wall Permit – Major for Lot 31, City View Mobile Home Park, located at 722 Rim Dr SW, zoned PD (K-11-Z) [IDO Section 14-16-5-7(D); Table 5-7-2].<br><b>APPROVAL</b>  |
| 12. | VA-2025-00021  | PR-2025-020051 | Douglas Moya (Agent, Elvia Herrera) requests a variance of 3ft to the allowed 3ft wall height in the front yard for Lot 31, City View Mobile Home Park, located at 722 Rim Dr SW, zoned PD (K-11-Z) [IDO Section 14-16-5-7(D); Table 5-7-1].<br><b>APPROVAL</b>  |
| 13. | VA-2025-00019  | None           | Pedro & Grisel Castro (Agent, Cruz Castro) requests a variance of 3.5 feet to the Northwest property line for Lot 11, JOE L BICE ADDN, located at 1624 57TH ST NW, zoned R-T (H-11) [IDO Section 14-16-5-1; Table 5-1-1].<br><b>APPROVAL</b>   |
| 14. | VA-2025-00020  | PR-2024-010933 | Vicki Garcia Golden (Agent, Dave Aube – Studio Architects) requests a Variance of 10 feet to the 10-foot required setback for Urban Center, Main Street, and Premium Transit Areas where sidewalks are less than 10 feet wide for Lot 1, Garcia Properties Development, located at 1736 CENTRAL AVE SW, zoned MX-M (J-13) [IDO Section 14-16-5-1(D)(2)(a)].<br><b>APPROVAL</b> |
| 15. | VA-2025-00022  | None           | Rachel & Michael Meyer (Agent, Cory Greenfield – Campoverde Architecture) requests a variance of 5 ft to the required 10 ft rear yard setback for Lot 10, Block 3, Chacon Addn., located at 7 Chacon PI NW, zoned R-1A (J-13) [IDO Section 14-16-2-3(B), Table 2-3-3].<br><b>DEFERRAL</b>  |