



# ZONING HEARING EXAMINER'S AGENDA

TUESDAY, May 18, 2021 9:00 A.M.

Join Zoom Meeting

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*Robert Lucero, Esq., Zoning Hearing Examiner  
Lorena Patten-Quintana, ZHE Planner  
Suzie Sanchez, ZHE Administrative Assistant*

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For Inquiries Regarding This Agenda, Please Call The Planning Dept. at (505) 924-3894.

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**PLEASE ADDRESS ALL CORRESPONDENCE TO:**

**Robert Lucero, Esq., Zoning Hearing Examiner at [suzannasanchez@cabq.gov](mailto:suzannasanchez@cabq.gov)**

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**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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**NEW BUSINESS:**

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|------------------|----------------------------|---|
| 1. VA-2021-00057 | Project#<br>PR-2021-005172 | Miguel Martinez requests a Permit-Wall or Fence Major for Lot 1, J M Moore Realty Co Addn No 1, located at 1248 8 <sup>TH</sup> ST NW, zoned R-1A [Section 14-16-5-7-D] |
| 2. VA-2021-00058 | Project#<br>PR-2021-005172 | Miguel Martinez requests a Permit-Wall or Fence Major for Lot 2, J M Moore Realty Co Addn No 1, located at 1248 8 <sup>TH</sup> ST NW, zoned R-1A [Section 14-16-5-7-D] |

3. VA-2021-00067      Project#  
PR-2019-  
002253      Old Town LLC-Jasper Riddle and Luke Schneider (Agent, Lynette Prelo) requests a conditional use to allow artisan manufacturing for Lot 186, MRGCD 38, located at 301 Romero ST NW, zoned MX-T [Section 14-16-4-2]
4. VA-2021-00068      Project#  
PR-2019-  
002253      Old Town LLC-Jasper Riddle and Luke Schneider (Agent, Lynette Prelo) requests a conditional use to allow a tap room/tasting room for Lot 186, MRGCD 38, located at 301 Romero ST NW, zoned MX-T [Section 14-16-4-2]
5. VA-2021-00069      Project#  
PR-2019-  
002253      Old Town LLC-Jasper Riddle and Luke Schneider (Agent, Pete Kassetas, Outpost Brewhouse, LLC) requests a conditional use to allow a tap room/tasting room for Lot 186, MRGCD 38, located at 301 Romero ST NW, zoned MX-T [Section 14-16-4-2]
6. VA-2021-00070      Project#  
PR-2019-  
002253      Old Town LLC-Jasper Riddle and Luke Schneider (Agent, Sean Sheehan) requests a conditional use to allow a tap room/tasting room for Lot 186, MRGCD 38, located at 303 Romero ST NW, zoned MX-T [Section 14-16-4-2]
7. VA-2021-00074      Project#  
PR-2021-  
005277      Donald Mercer requests a permit-wall or fence major for Lot 7, Block 17, Hning Highlands Addn, located at 400 Arno ST SE, zoned R-1A [Section 14-16-5-7-D]
8. VA-2021-00075      Project#  
PR-2021-  
005277      Donald Mercer requests a variance of 3ft to the 3 ft required wall height for a solid wall on a corner side yard for Lot 7, Block 17, Huning Highlands Addn, located at 400 Arno ST SE, zoned R-1A [Section 14-16-5-7-D]
9. VA-2021-00079      Project#  
PR-2021-  
005293      Jordan A Marian (Agent, Frank Marquez) requests a permit to allow a carport within the front/side setback for Lot 6, Block G, Kirtland Addn Unit 2, located at 1617 Alamo Ave SE, zoned R-1B [Section 14-16-5-5-F(2)(a)(3)]
10. VA-2021-00080      Project#  
PR-2021-  
005297      Keith Griego (Agent, Consensus Planning) requests a conditional use to allow a drive-through or drive-up facility for Lot A3, Unser and Sage Marketplace, located at 1300 Unser BLVD SW, zoned MX-L [Section 14-16-4-2]
11. VA-2021-00081      Project#  
PR-2021-  
005300      Michael & Shirley Crotwell request a permit for a carport in the front yard setback for Lot 5, Block 15, Royal Heights Addn Unit 2, located at 3820 Piermont Dr NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)(3)]
12. VA-2021-00082      Project#  
PR-2021-  
005313      Jenna & James Hunter request a permit-wall or fence-major for Lot M, Block 6, Altura Addn, located at 4364 Aspen Ave NE, zoned R-1D [Section 14-16-5-7-D]
13. VA-2021-00084      Project#  
PR-2021-  
005315      Rafael Hernandez requests a wall height variance for Lot C, Block C, Waggoman & Dennison Addn, located at 8900 Central Ave SE, zoned MX-L [Section 14-16-5-7-D]
14. VA-2021-00085      Project#  
PR-2021-  
005317      Joseph P. Buck (Agent, Gilbert Austin) requests a permit to allow a carport within that required front yard setback for Lot 4, Block 25, Knolls Of Paradise Hills, located at 4516 Arrowhead Ave NW, zoned R-1B [Section 14-16-5-5(F)(2)(a)(3)]

15. VA-2021-00086 Project# PR-2021-005318 Michael J Carroll (Agent, Gilbert Austin) requests a permit to allow a carport in the required front yard setback for Lot 27, Block 11, Hoffmantown Addn, located at 2810 Altez St NE, zoned R-1B [Section 14-16-5-5(F)(2)(a)(3)]
16. VA-2021-00087 Project# PR-2021-005319 Linda Sugar requests a permit-wall or fence-major for Lot 13, El Nido Addn, located at 2312 El Nido Ct NW, zoned R-1C [Section 14-16-5-7-D]
17. VA-2021-00088 Project# PR-2021-005319 Linda Sugar requests a variance of 3 feet to the 3 feet required wall height for a solid wall on a corner side yard for Lot 13, El Nido Addn, located at 2312 El Nido Ct NW, zoned R-1C [Section 14-16-5-7-D]
18. VA-2021-00089 Project# PR-2021-005320 Marcial J Segura & Pauline A Sanchez requests a conditional use to allow a dwelling unit without a kitchen for Lot 2, Block 4, Riverton, located at 7420 Longview Dr NW, zoned R-1A [Section 14-16-4-2]
19. VA-2021-00090 Project# PR-2021-005322 Robert and Mary Brown (Agent, Gilbert Austin) request a permit to allow a carport within the front/side setback for Lot 12, Block 13, La Hacienda, located at 4217 Mackland Ave NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)(3)]
20. VA-2021-00091 Project# PR-2020-003443 Holly Partners, LLC - Murphy Oil USA, Inc. (Agent, Modulus Architects) request a conditional Use to allow for liquor retail within 500ft of residential for Lot 20A1, Paradise North, located at 99999 Unser BLVD NW, zoned MX-M/MX-L [Section 14-16-4-3(D)(38)(c)]
21. VA-2021-00092 Project# PR-2021-005324 Juan J. Risueno requests a permit-wall or fence-major for Lot 1, Block 18, Buena Ventura, located at 300 Erbbe St NE, zoned R-1B [Section 14-16-5-7(D)]
22. VA-2021-00093 Project# PR-2021-005326 Joseph Barr (Agent, Yvonne Taylor) requests a permit-wall or fence-major for Lots 1-5, Block 14, Albright & Moore Addn, located at 1515 8<sup>TH</sup> ST NW, zoned R-1A [Section 14-16-5-7-D]
23. VA-2021-00094 Project# PR-2021-005327 Nancy and Kent Kanagy (Agent, Strata Design) request a permit-wall or fence major for Lots 14-15, Block 16, Monterey Hills Addn, located at 3211 Santa Clara Ave SE, zoned R-1D [Section 14-16-5-7-D]
24. VA-2021-00095 Project# PR-2021-005327 Nancy and Kent Kanagy (Agent, Strata Design) request a variance to allow a 4 1/2 ft high solid wall for Lots 14-15, Block 16, Monterey Hills Addn, located at 3211 Santa Clara Ave SE, zoned R-1D [Section 14-16-5-7-D]
25. VA-2021-00096 Project# PR-2021-005328 Mary & Arthur Dow Trustees Dow RVT (Agent, JAG Planning & Zoning) request a conditional use to allow a drive-thru/drive-up for Lot A3A, Block D, Glenrio Heights Addn, located at 99999 Coors Blvd NW, zoned MX-L [Section 14-16-4-2]
26. VA-2021-00098 Project# PR-2020-004370 Christopher Stynen & John Diomedede (Agent, Keith Riche) requests a conditional use to allow a dwelling live/work for Lot 19A-P1, Block 29, 14<sup>th</sup> + Coal Unit 2, located at 1411 Coal Ave SW, zoned R-ML [Section 14-16-4-2]