



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:

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| 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] |
| 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] |
| 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] |
| 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] |
| 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] |

OLD BUSINESS:

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| 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))] |
| 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] |
| 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] |
| 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] |
| 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] |

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| 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] |
| 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] |
| 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] |
| 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)] |
| 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)] |
| 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] |
| 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] |
| 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] |
| <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] |

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| 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] |
| 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] |
| 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] |
| 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] |
| 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, zoned MX-M [Section 14-16-5-7(D)(1) Table 5-7-1] |
| 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)] |
| 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] |
| 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] |

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| 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] |
| 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] |
| 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] |
| 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] |
| 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] |
| 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] |
| 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)] |
| 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] |

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| 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] |
| 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)] |
| 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)] |
| 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)] |
| 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] |
| 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)] |
| 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)] |
| <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] |