

NOTICE OF PUBLIC HEARING

ZONING ADMINISTRATION



STAFF

Nicholas Hamm, Zoning Administrator
Sonia Gutierrez, Administrative Officer II

For inquiries concerning this agenda, please contact Sonia Gutierrez at (505) 314-0322, or send written comments at least 48 hours prior to the ZA Hearing date to Nicholas Hamm, Zoning Administrator, c/o Sonia Gutierrez at 111 Union Square St SE, Suite 100, Albuquerque, NM, 87102 or sogutierrez@bernco.gov.

Para mas informacion referente a esta audiencia por favor llame a Sonia Gutierrez en nombre de Nicholas Hamm o provisional Zoning Administrator o para enviar sus comentarios por escrito es necesario tu entregar 48 horas antes de la fecha de la audiencia a 111 Union Square St SE, Suite 100, (505) 314-0350. Es necesario traer un interprete si no habla ingles.

NOTICE TO PEOPLE WITH DISABILITIES: If you have a disability and require special assistance to participate in this hearing, please contact Sonia Gutierrez, Planning & Development Services, at (505) 314-0350 or (505) 468-7088 (TTY).

Notice is hereby given that the Zoning Administrator for Bernalillo County will hold a virtual hearing in the Zoning Conference Room, 111 Union Square St SE, Albuquerque, NM 87102, on **Wednesday, March 10, 2021 at 9:00 a.m.** for the purpose of considering the below requests.

Due to the State's Emergency Order, this hearing will be conducted as a Public Zoom Video Conference. Members of the public may attend via the web at this address: <https://bit.ly/2Ns1SnN> or by calling the following number: +1 669 900 6833 and entering Meeting ID: 879 8250 9669 and Password: 558442

Virtual attendance by all parties is encouraged to protect public health. Physical attendance by applicants or authorized agents is limited to two parties per application. Parties who wish to speak at the hearing must register at the following link: <http://www.bernco.gov/boards-commissions/speak-at-a-meeting.aspx>

1. ZA2021-0006 (D-33) E. Mtn Stephanie Rippel, requests conditional use approval to allow an accessory structure over 600 sq. ft. (700 sq. ft. carport), on Lot 352, Sandia Knolls Subdivision, located at 8 Darby Dr., zoned R-1, containing approximately .59 acres. **CONTINUED FROM THE FEBRUARY 10, 2021 HEARING**
2. ZA2021-0009 (V-34) E. Mtn John & Lori Bonner, requests conditional use approval to allow a commercial animal establishment (dog training), on Tract A-2, Escabosa Tracts, located at 9 Nexus Ln., zoned A-2, containing approximately 2 acres. **CONTINUED FROM THE FEBRUARY 10, 2021 HEARING**
3. ZA2021-0011 (E-32) E. Mtn. Jaclyn M. Oddi, requests conditional use approval to allow a Home Occupation (Acupuncture Clinic) with visits to the site from clients, on Tract A, Division of Land of Muriel Baikie, located at 15 Bobcat Hill Rd., zoned A-2, containing approximately 2.93 acres.
4. ZA2021-0012 (M-12) S. Valley Jesse R. & Deanna Cline, request conditional use approval to allow an accessory structure over 600 sq. ft. (2,480 sq. ft. garage/storage/shade structure), on Lot 2, Block 3, La Fern Addition No. 2, located at 1725 Conita Real SW, zoned R-1, containing approximately .50 acres.
5. ZA2021-0014 (B-15) N. Valley Jeanne Dvorak, agent for Justin P. Lydia Pizzonia, requests conditional use approval to allow an accessory structure over 600 sq. ft. (925 sq. ft. shade structure), on Tract 50B1, MRGCD Map 22, located at 9721 Guadalupe Trail NW, zoned R-1, containing approximately 1.58 acres.
6. ZA2021-0015 (B-15) N. Valley Magnum Steel Buildings, agent for April M. Fitzner & Terry L. Sanders, requests conditional use approval to allow an accessory structure over 600 sq. ft. (1,200 sq. ft. garage/storage), on Lot 12, Block M, Western Meadows Subdivision Unit 3, located at 1109 Forest NW, zoned R-1, containing approximately .50 acres.
7. ZA2021-0016 (P-12) S. Valley Armando Hernandez & Violeta Dominguez, request conditional use approval to allow a recreational vehicle as a dwelling during construction of a dwelling on the same premises, on Lot 17, Block I, El Porvenir Subdivision, located at 1421 Santa Rosa Ave. SW, zoned M-H, containing approximately .28 acres.
8. ZA2021-0017 (S-13) S. Valley RBA Architecture, agent for Z Properties, requests a variance of 10 ft. to the required 30 ft. front yard (east) setback, on Lot 13, Plat of Valle Del Sol Industrial Park Subdivision, located at 7601 Reading Dr. SE, zoned M-1, containing approximately 5.57 acres.
9. ZA2021-0018 (E-15) N. Valley RBA Architecture, agent for Regina & Tim Rizek, requests a variance of 10 ft. to the required 15 ft. rear yard (west) setback, on Lot 1, Calavero Addition, located at 6603 Broadway Blvd. NE, zoned C-1, containing approximately .21 acres.
10. ZA2021-0020 (Q-10) S. Valley Crown Castle USA, Inc., agent for Isidro Sanchez-Gonzalez, requests a variance of 4 ft. to the maximum height requirement for a collocated freestanding wireless telecommunications facility, on Tract B, Plat of Lands Marcus Plaza Enterprises Inc., located at 4351 Coors Blvd. SW, zoned C-1, containing approximately 2.13 acres.

Distribution: County Commissioners
County Manager
Deputy County Manager for Community Services Division
Director, Planning & Development Services
Fire Marshal's Office
Property owners within 200 feet of subject site
(300' for multiple dwelling units)
Public Works Division
Recognized neighborhood associations
Zoning Administration files

An application, which may affect your property, has been filed with the Zoning Administration Office for public hearing. It is highlighted on the enclosed sheet. The date, time, and location of the hearing are shown at the top of the sheet. For additional information, contact the Planning & Development Services at 111 Union Square St SE, Suite 100 or (505) 314-0350. Inquiries should be referred to by case number. The Notice of Public Hearing can also be found on the Internet at <http://www.bernco.gov>.

Una aplicacion que puede afectar su propiedad ha sido sometida en la oficina de la Administracion De Zona. Una marca en amarillo significa el caso en esta carta. El dia, tiempo, y el lugar para la junta esta escrito en la forma, 111 Union Square Street SE, Suite 100, (505) 314-0350.

**ES NECESARIO TRAER UN INTERPRETE
SI NO HABLA INGLES**