



ZONING HEARING EXAMINER'S ACTION SHEET

TUESDAY, October 15, 2019 9:00 A.M.

PLAZA DEL SOL HEARING ROOM
BASEMENT LEVEL
600 SECOND STREET NW
(ON THE NORTHEAST CORNER OF 2ND STREET AND ROMA NW)

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

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

PLEASE ADDRESS ALL CORRESPONDENCE TO:

***Stan Harada, Esq., Zoning Hearing Examiner
Planning Department
P.O. Box 1293
Albuquerque, NM 87103***

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.

***INTERPRETER NEEDED:**

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| 1. VA-2019-00300 | Project#
PR-2019-
002825 | Juana F. Martinez requests a permit to allow a carport in the side yard setback for Lot 11, White – EB, located at 500 59 th ST NW, zoned R-ML [Section 14-16-5-5(F)(2)(a)] APPROVED |
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OLD BUSINESS:

- | | | |
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| 2. VA-2019-00219 | Project#
PR-2019-
002584 | Donna Delery requests a variance of 2 ft to the 3 ft maximum wall height for Lot 17, Block 5, Laurelwood Unit 1B, located at 7704 Ranchwood DR NW, zoned R-T [Section 14-16-5-7(D)] APPROVED WITH CONDITIONS |
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NEW BUSINESS:

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| 3. VA-2019-00264 | Project#
PR-2019-
002718 | Kawips New Mexico, LLC c/o Allan Spiwak requests a conditional use to allow a taproom for Lot 2, Promenade, located at 5210 Eubank Blvd NE, zoned PD [Section 14-16-4-2] APPROVED |
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4. VA-2019-00272 Project#
PR-2019-
002755 DHS Properties LLC requests a variance of 3 ft to the maximum 3 ft wall height for Lot 1, Block 6, Heights Reservoir Addn Tr 6, located 220 Quincy ST NE, zoned R-MH [Section 14-16-5-7(D)] **APPROVED WITH CONDITIONS**
5. VA-2019-00276 Project#
PR-2019-
002779 Laura Musuvathy requests a variance of 3 ft to the maximum 3 ft wall height for Lot 12, Block 42, University Heights, located at 224 Bryn Mawr DR SE, zoned R-1C [Section 14-16-5-7(D)] **APPROVED WITH CONDITIONS**
6. VA-2019-00278 Project#
PR-2019-
002792 Browne Family Trust requests a conditional use to allow outdoor storage for Lot 51, Block 125, Snow Heights Addn, located at 2020 Eubank Blvd NE, zoned MX-M [Section 14-16-4-2] **APPROVED WITH CONDITIONS**
7. VA-2019-00281 Project#
PR-2019-
002795 Central NM USBC requests a variance of 2 ft to the maximum 3 ft wall height for Lot AB, Block 40, Valley View Addn, located at 125 Jackson ST NE, zoned MX-M [Section 14-16-5-7(D)] **APPROVED WITH CONDITIONS**
8. VA-2019-00282 Project#
PR-2019-
002796 Giao Hoang requests a conditional use to allow family home daycare for Lot 5-P1, Los Antepasados, located at 715 Los Viejos DR SW, zoned R-1A [Section 14-16-4-2] **APPROVED WITH CONDITIONS**
9. VA-2019-00285 Project#
PR-2019-
002800 Ahmet Tiryaki requests a variance of 3 ft to the maximum 3 ft wall height for Lot 3, Marble Townhomes, located at 1200 Cagua DR NE, zoned R-ML [Section 14-16-5-7(D)] **APPROVED WITH CONDITIONS**
10. VA-2019-00286 Project#
PR-2019-
002801 Beverly Cole requests a variance of 5 ft to the 3 ft maximum wall height for Lot 13, Block 2, Loma Linda, located at 1644 Princeton DR SE, zoned R-1B [Section 14-16-5-7(D)] **APPROVED WITH CONDITIONS**
11. VA-2019-00287 Project#
PR-2019-
002808 Ahmed A El-Emawy requests a variance of 5 ft to the required 10 ft side setback for Lot 1-P1, La Vista at Desert Ridge Trails, located at 7501 Esmail CT NE, zoned PD [Section 14-16-5] **APPROVED**
12. VA-2019-00291 Project#
PR-2019-
002817 Albert S Islar requests a variance of 10 ft to the required 25 ft front yard setback for Lot 7, Block 7, Volcano Cliffs Unit 2, located at 7911 Kibo DR NW, zoned R-1D [Section 14-16-3-4(M)(3)(a)] **DENIED**
13. VA-2019-00297 Project#
PR-2019-
002821 Group 1 Realty, Inc requests a conditional use to allow outdoor vehicle storage for Lot 2A, Fraternal Order of Police, located at 5900 Jefferson ST NE, zoned NR-BP [Section 14-16-4-2] **DEFERRED TO NOV 19**
14. VA-2019-00298 Project#
PR-2019-
002821 Group 1 Realty, Inc requests a conditional use to allow outdoor vehicle storage for Lot 2B, Fraternal Order of Police, located at 5810 Jefferson ST NE, zoned NR-BP [Section 14-16-4-2] **DEFERRED TO NOV 19**
15. VA-2019-00299 Project#
PR-2019-
002824 Homes Direct requests a conditional use to allow general retail, outdoor display or storage for Lot 6A1, Broadway Industrial Center Unit 2, located at 2610 Broadway Blvd SE, zoned NR-LM [Section 14-16-4-3(D)(34)] **APPROVED WITH CONDITIONS**
16. VA-2019-00301 Project#
PR-2019-
002829 Joanna Browne requests a conditional use to allow outdoor storage for Lot 51, Block 125, Snow Heights Addn, located at 2020 Eubank Blvd NE, zoned MX-M [Section 14-16-4-2] **APPROVED WITH CONDITIONS**

17. VA-2019-00302 Project# PR-2019-002610 MCHT, LLC requests a variance of .132 of an acre of contextual lot size to enlarge lot by combining a small lot with large lot for Lot 26 – B, Alvarado Gardens, located at 99999 Matthew Ave NW, zoned R-A [Section 14-16-5-1(C)(2)(b)] **DEFERRED TO NOV 19**
18. VA-2019-00303 Project# PR-2019-002834 Lungile Sinandile requests a variance of 3 feet to the 3 foot maximum wall height for Lot 39, Block 4, La Mesa, located at 120 Mesilla ST NE, zoned MX-M [Section 14-16-5-7-D] **DEFERRED TO NOV 19**
19. VA-2019-00304 Project# PR-2019-002836 Nicky Powderly requests a permit to allow a carport in the front yard setback for Lot 19, Block B, College Heights Unit 1, located at 5701 Avenida Chiquita NW, zoned R-1C [Section 14-16-5-5(F)(2)(a)] **APPROVED**
20. VA-2019-00308 Project# PR-2019-002836 Nicky Powderly requests a permit to allow a carport in the side yard setback for Lot 19, Block B, College Heights Unit 1, located at 5701 Avenida Chiquita NW, zoned R-1C [Section 14-16-5-5(F)(2)(a)] **APPROVED**
21. VA-2019-00305 Project# PR-2019-002837 Marlene Mascarenaz requests a permit to allow a carport in the front yard setback for Lot 6, Block 1, Wilshire Heights Addn, located at 12012 Morrow Ave NE, zoned R-1B [Section 14-16-5-5(F)(2)(a)] **APPROVED**
22. VA-2019-00306 Project# PR-2019-002838 Kelly Johnson requests a permit to allow a carport in the front yard setback for Lot 28, Block 13, Broad Acres Addn, located at 2705 Espanola ST NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)] **APPROVED**
23. VA-2019-00307 Project# PR-2019-002839 Carlos S. Medrano requests a permit to allow a carport in the front yard setback for Lot 18, Block R, Hoffmantown Addn, located at 8707 Claremont Ave NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)] **APPROVED**
24. VA-2019-00309 Project# PR-2019-002839 Carlos S. Medrano requests a permit to allow a carport in the side yard setback for Lot 18, Block R, Hoffmantown Addn, located at 8707 Claremont Ave NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)] **APPROVED**
25. VA-2019-00310 Project# PR-2019-002845 Arthur D. Ortega requests a permit to allow a carport in the front yard setback for Lot 7, Block 2, Dietz Farms Unit 1, located at 4204 Glenarbor CT NW, zoned R-A [Section 14-16-5-5(F)(2)(a)] **APPROVED**
26. VA-2019-00311 Project# PR-2019-002845 Arthur D. Ortega requests a permit to allow a carport in the side yard setback for Lot 7, Block 2, Dietz Farms Unit 1, located at 4204 Glenarbor CT NW, zoned R-A [Section 14-16-5-5(F)(2)(a)] **APPROVED**